INDUSTRIAL

Andrew Reilly Associates
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TO LET

UNIT 3, BLOCK 13, MUIRHEAD, MITCHELSTON INDUSTRIAL ESTATE, KIRKCALDY, KY1 3PE



- SEMI-DETACHED INDUSTRIAL UNIT
- 210 SQ M (2,250 SQ FT), PLUS MEZZANINE STORGE
- AVAILABLE IMMEDIATELY
- DEDICATED CAR PARKING
- RECENTLY REFURBISHED

Location

Kirkcaldy, with a resident population of approximately 50,000 people, lies in a central position within Fife some 7 miles south of Glenrothes and 14 miles north of Dunfermline. The town benefits from excellent road and rail links with the railway station part of the Aberdeen to London east coast main line.

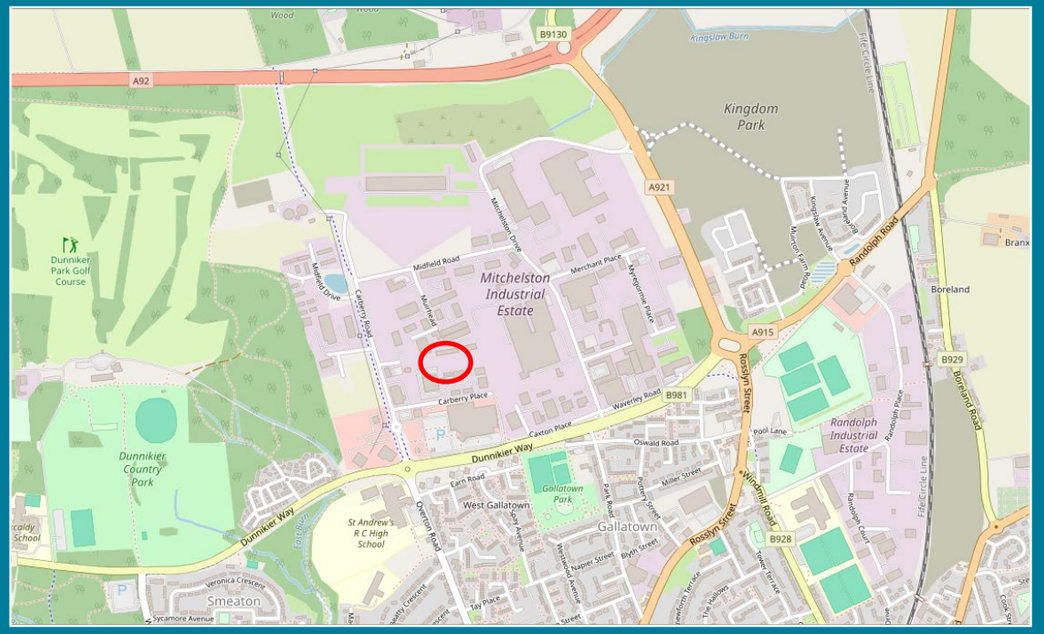
The property is located within Mitchelston Industrial Estate, the main commercial industrial park within Kirkcaldy lying approximately 2 miles north of Kirkcaldy town centre adjacent to the A92 dual carriageway, the principal arterial route through Fife between Dunfermline and Dundee, providing an excellent link to the M90, the Queensferry Crossing and thereafter the Scottish motorway network. Edinburgh International Airport is approximately 30 minutes' drive from Mitchelston Industrial Estate.

Mitchelston Industrial Estate now offers mixed use accommodation to a variety of occupiers including Asda, McDonald's, Arnold Clark, Fife Council (Incubator Centre), Smith Anderson and QAS Copak.



Description

The property is a single story, semi-detached industrial unit with dedicated car parking. The unit is of steel frame construction, with brick/block elevations under a pitched roof of insulated cladding. Natural light is provided by translucent panels. Internally, the unit provides a large production/storage space with concrete flooring, mezzanine storage and electrically operated roller shutter door.



Accommodation

The accommodation been measured in line with RICS Code of Measuring Practice (6th Edition) and the gross internal area can be stated as follows:

Industrial	210 sq m	2,250 sq ft

Lease Terms
The unit is available to let on a full repairing basis for £15,000 p.a. Further details are available on application to the sole letting agents.

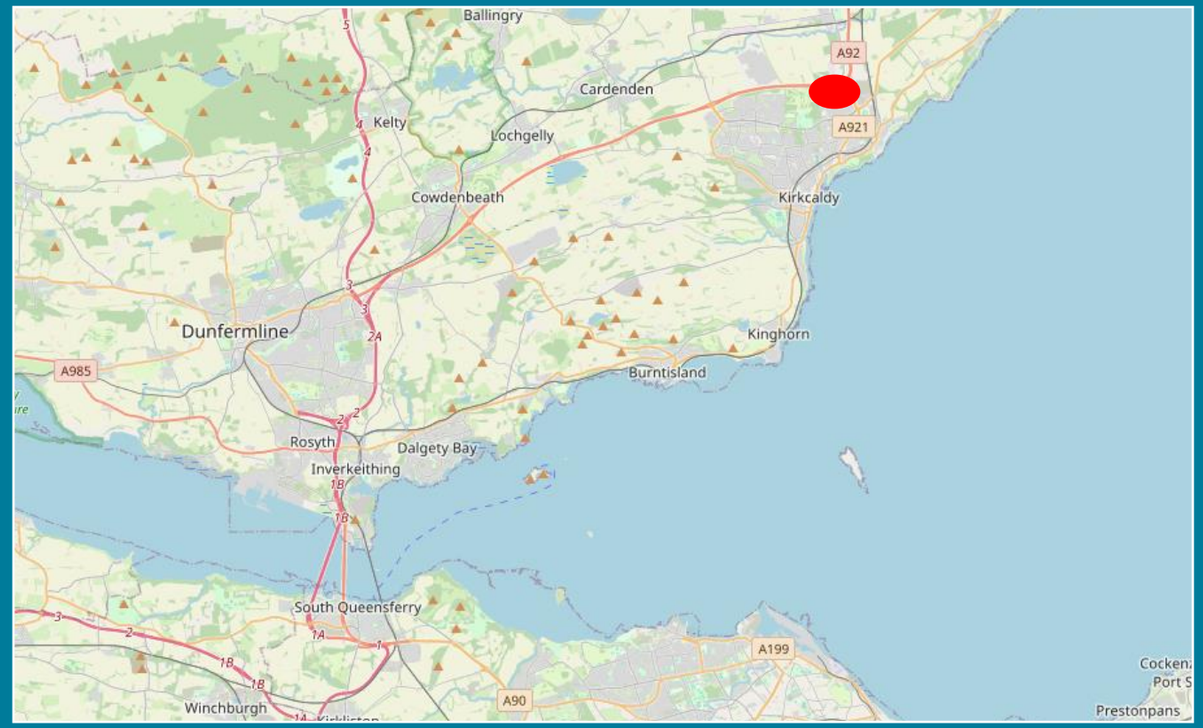
VAT
The property is elected for VAT and as such will be applicable at the prevailing rate.

Rateable Value
The unit requires to be reassessed following sub division.

Energy Performance Certificate
A copy of the Energy Performance Certificate can be provided on request.

Legal Costs
Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering
In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



Viewing & Further Information
For further information or to discuss your requirements in greater detail, please contact:

Colin Devine
T: 07775863688
E: c.devine@andrewreillyassociates.co.uk

ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themself by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.

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