



# To Let

**Modern development of refurbished industrial workshop/industrial units with ample yard and parking facilities. Reduced rent for limited time**

- Newly refurbished
- Flexible Terms
- Communal Yard
- Car Parking
- Three-Phase Electricity

## **Mitchelston Industrial Estate**

Muirhead, Kirkcaldy, Mitchelston Industrial Estate,  
KY1 3PS

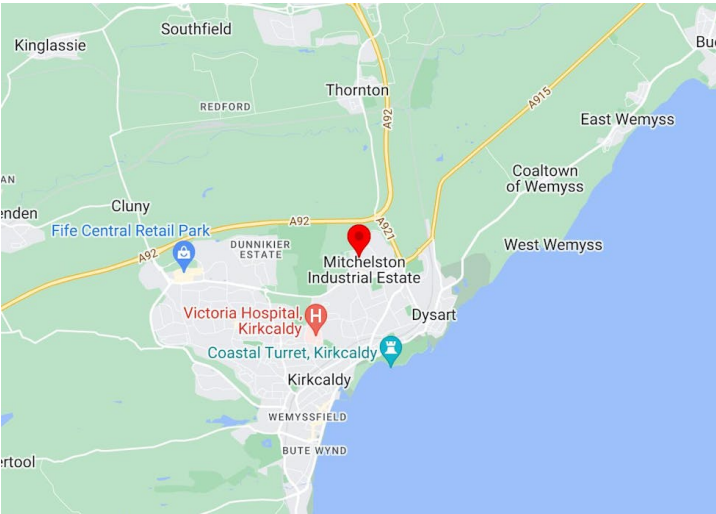
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**1,608 to 9,076 sq ft**

149.39 to 843.19 sq m

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**Reference: #205578**



Summary

|                |                                              |
|----------------|----------------------------------------------|
| Available Size | 1,608 to 9,076 sq ft / 149.39 to 843.19 sq m |
| Rent           | £6.50 per sq ft                              |
| Service Charge | £0.67 per sq ft                              |
| EPC            | Property graded as B-C                       |

Description

This modern development of industrial and workshop units is arranged over 5 terraces with ample yard and car parking facilities.

Each of the newly refurbished units has access via commercial doors, as well as a separate personnel door. Internally, the units offer an open-plan workshop with a kitchenette and WC facilities.

The construction of the unit consists of a steel portal frame with profiled metal sheeting to the upper elevation under pitched roofs. The lower external walls are of brickwork construction with concrete block construction internally.

Location

Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The warehouses are in the northern section of the estate on Midfield Road, which is accessed from Carberry Road or Mitchelston Drive.

Existing occupiers at Mitchelston Industrial Estate include a diverse range of commercial and industrial users, such as ASDA, Eurocell, Euro Car Parts, Dingbro, BMW, Kia, Volkswagen, and others.

Accommodation

The accommodation comprises the following areas:

| Name                  | sq ft  | sq m     | Availability |
|-----------------------|--------|----------|--------------|
| Unit - Block 1 Unit 3 | 1,435  | 133.32   | Available    |
| Unit - Block 1 Unit 6 | 1,443  | 134.06   | Available    |
| Unit - Block 5 Unit 4 | 2,203  | 204.67   | Let          |
| Unit - Block 5 Unit 5 | 1,626  | 151.06   | Available    |
| Unit - Block 5 Unit 6 | 1,608  | 149.39   | Available    |
| Unit - Block 6 Unit 3 | 2,181  | 202.62   | Let          |
| Unit - Block 6 Unit 4 | 1,356  | 125.98   | Let          |
| Unit - Block 6 Unit 5 | 1,330  | 123.56   | Let          |
| Unit - Block 8 Unit 3 | 1,608  | 149.39   | Available    |
| Unit - Block 5 Unit 8 | 1,298  | 120.59   | Available    |
| Unit - Block 1 Unit 7 | 2,966  | 275.55   | Available    |
| Unit - Block 6 Unit 2 | 1,373  | 127.56   | Available    |
| Total                 | 20,427 | 1,897.75 |              |

Business Rates

Small Business Rate Relief may be applicable, offering a 100% discount on business rates. Occupiers will require to apply for the Small Business Bonus Scheme directly with the local authority.

