



Belleknowes

Industrial Estate

TO LET - PROMINENT INDUSTRIAL OR TRADE UNIT

UNIT 6 BELLEKNOWES INDUSTRIAL ESTATE | INVERKEITHING | FIFE | KY11 1HZ

www.belleknowesindustrialestate.co.uk



Unit 6

Refurbished industrial/trade unit with offices

Available for immediate occupation

Size: 320 sqm (3,449 sqft)

Location

Belleknowes Industrial Estate is one of the best located industrial locations in Fife being only half a mile from the Forth Road Bridge and Queensferry Crossing. The estate is situated on Junction 1 of the M90 and accessibility to the major cities in Scotland would be difficult to beat. The nearest rail services are available at Inverkeithing Station, which is on both the local Fife network and also the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) away and the centre of Edinburgh is less than 30 minutes. The Port of Rosyth is 2 miles to the south-west and provides a ferry service to continental Europe.

Drive Times

Queensferry Crossing	2 mins	Kirkcaldy	25 mins
Edinburgh City Centre	20 mins	Perth	30 mins
Dunfermline	15 mins	Glasgow	45 mins

Description

This is a good quality refurbished industrial/trade unit situated at the entrance to the estate and has good profile on to the main estate entrance road. The minimum eaves height is 6m and internally the property is arranged to provide two small offices at the front and adjacent to a well presented reception foyer. Male and female toilet facilities are separate together with a small kitchen/canteen area.

The building has recently been refurbished and is now ready for immediate occupation. The roller shutter door is 4.5m wide and 5m high.

Accommodation

We estimate the gross internal area of the accommodation to be 320 sqm (3,449 sqft).

Terms

This property is available to lease on terms to be agreed. For further information in this respect please contact the marketing agents noted below. VAT will apply on all costs related to the leasing of the unit.

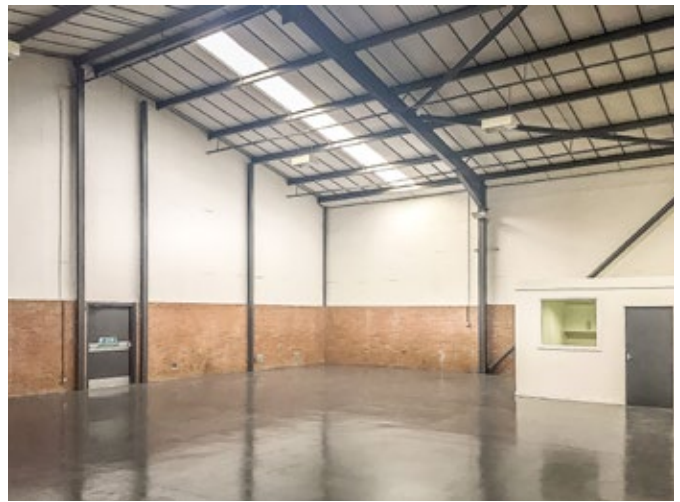
Rateable Value

The rateable value for the property is currently as follows: RV: £18,400.

A new occupier of the unit would have the opportunity to appeal the above assessment. The current rate poundage is 51.6p which makes the rates payable £9,494.

EPC

A copy of the energy performance certificate is available on request.



Viewing and Further Information

For further information about this property and to arrange a viewing please contact the following:

Neil McAllister

E: neil.mcallister@ryden.co.uk

T: 0131 473 3212

Cameron Whyte

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared April 2019.

Ryden.co.uk
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