

TO LET

m seven
REAL ESTATE



INDUSTRIAL / BUSINESS UNITS FROM 134 SQ M (1,444 SQ FT)

MIDFIELD ROAD, MITCHELSTON INDUSTRIAL ESTATE, KIRKCALDY, KY1 3PB



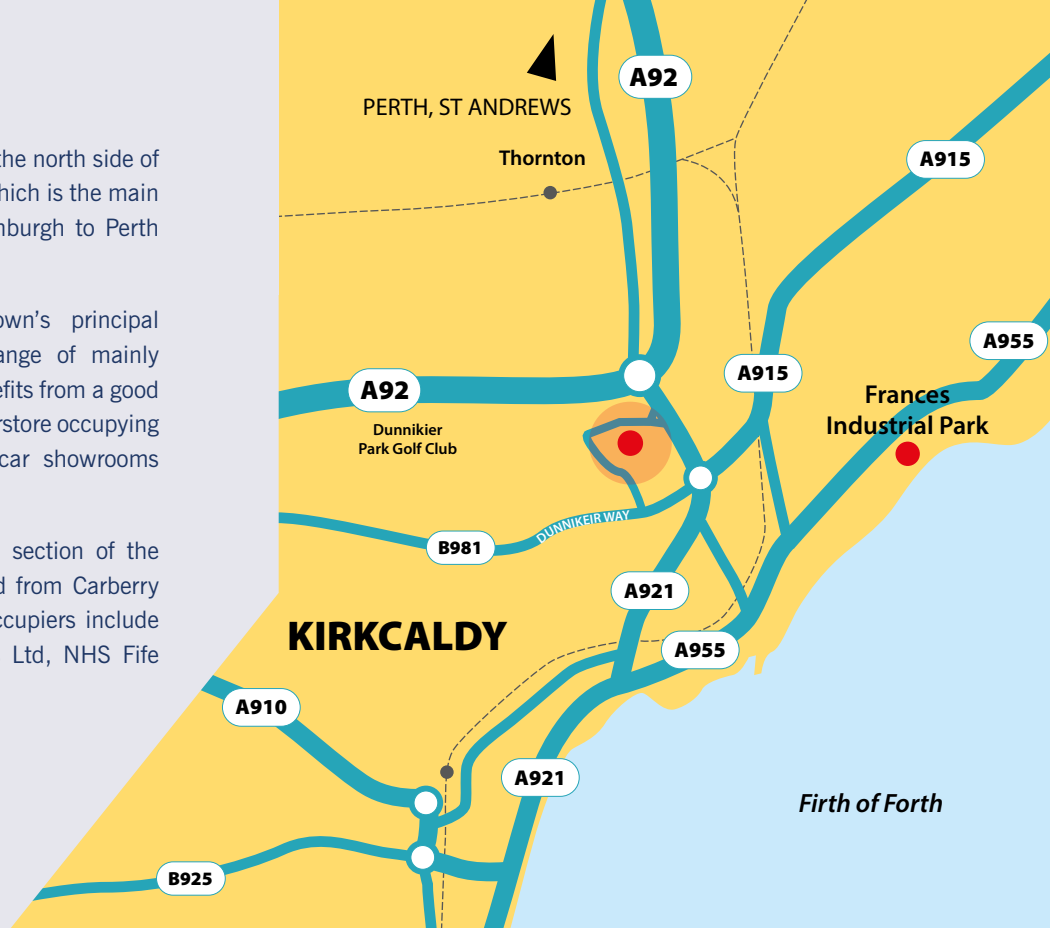
MITCHELSTON
INDUSTRIAL
ESTATE

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).

Mitchelston Industrial Estate is the town's principal industrial location providing a diverse range of mainly modern business units. The estate also benefits from a good level of retail activity with a large Asda Superstore occupying a prominent position and a number of car showrooms situated on the frontage.

The subjects are situated in the northern section of the estate on Midfield Road which is accessed from Carberry Road or Mitchelston Drive. Surrounding occupiers include Speedy Hire, Key-Tech Electronic Systems Ltd, NHS Fife and Fife Council.



1 MITCHELSTON INDUSTRIAL ESTATE

- 2 Speedy Depot
- 3 Motor Technik
- 4 Lovats Catering
- 5 Mitchell's Cafe
- 6 Evans Easyspace
- 7 RB Grant Electrical
- 8 Arnold Clark
- 9 Peter Vardy Vauxhall
- 10 Asda

Kirkcaldy >

Description

The premises comprise a modern development of industrial / business units arranged over 5 terraces which benefit from ample yard and parking facilities. There are a total of 25 industrial units.

The buildings are of steel frame construction with a mixture of profile clad sheeting and brick walls under pitched clad roofs. Each unit benefits from vehicular access via a commercial roller shutter door with separate pedestrian access also being provided.

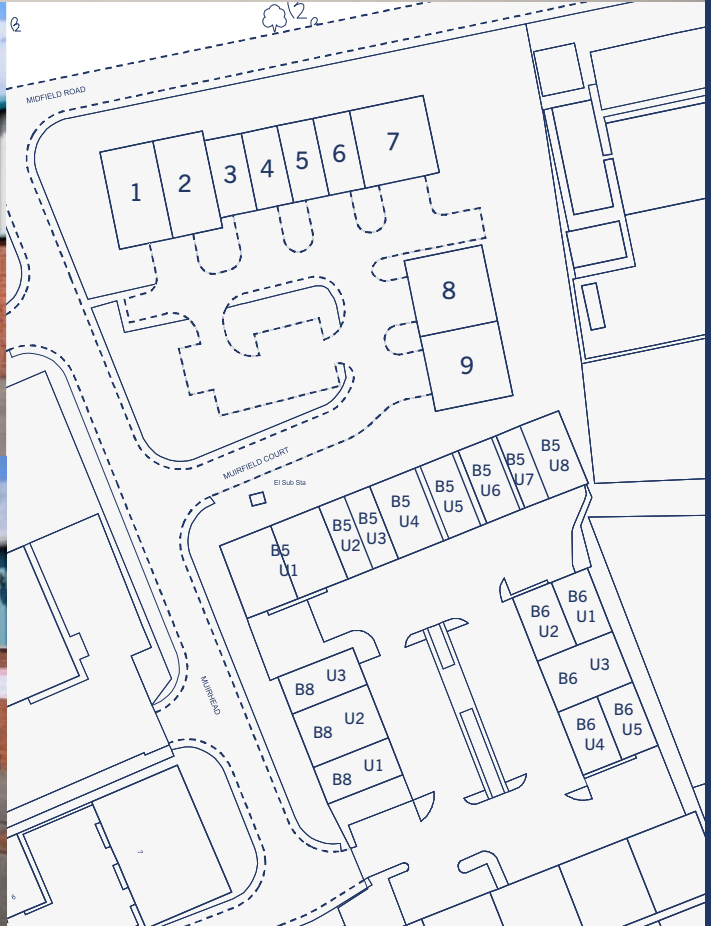
Internally, the units offer open plan workshop accommodation with WC facilities and kitchenette. Each unit benefits from a concrete floor, ample natural daylight via translucent roof panels supplemented by fluorescent strip lighting and 3 phase electricity supply.

Specification

- Concrete floor
- Steel portal frame
- Vehicle access
- Fluorescent strip fittings
- Translucent roof panels
- WC facilities
- Common yard and car parking facilities
- 3 phase power

Availability

Please contact the joint agents for the current availability and quoting terms.





MITCHELSTON INDUSTRIAL ESTATE

Terms

Each unit is available for immediate occupation on a full repairing and insuring basis for a term to be agreed.

Service Charge

There is a service charge for the common maintenance of the estate. Further details available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for costs associated with the registration of any lease.

VAT

All rents are quoted exclusive of VAT.

Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority.

However It should be highlighted that these units are eligible for 100% Business Rates relief subject to each Tenant meeting the eligibility requirements of the Small Business Bonus Scheme. For further information please contact the Scottish Assessors Association.

Energy Performance Certificate

Further information on the Energy Performance rating of each premises or a copy of the certificate is available upon request.

Viewing & Further Information

For further information or to arrange a viewing please contact the joint letting agents:

cameron.whyte@ryden.co.uk
finlay.miller@ryden.co.uk

Ryden.co.uk
0131 225 6612

colin.devine@g-s.co.uk

**GRAHAM
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01592 266 211

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