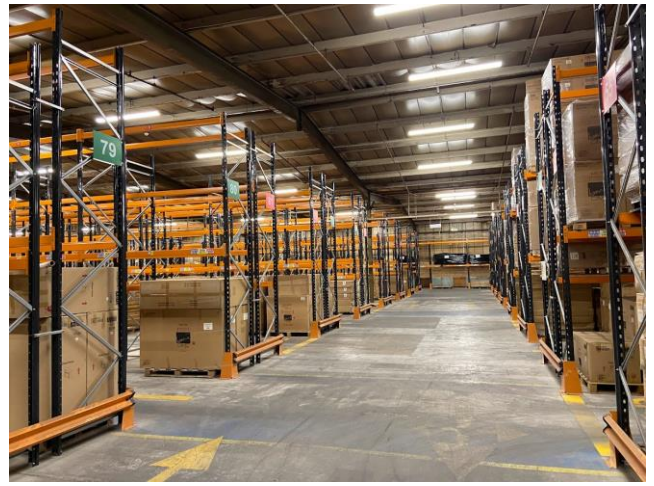


**TO LET**

Mitchelston Drive  
Mitchelston Industrial  
Estate  
Kirkcaldy  
KY1 3LX

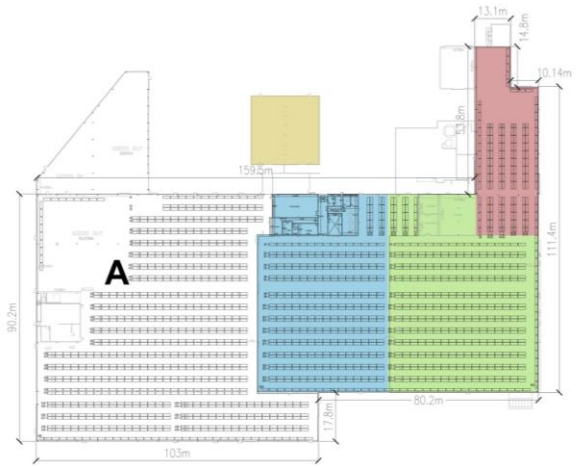
6,781 – 201,276 sq ft  
(630 – 18,699 sq m)

- Racking for 10,000 pallets
- Extensive works recently undertaken
- Total site area of 11.13 acres



## LOCATION

Kirkcaldy is the largest town in Fife situated on the north coastline of the Firth of Forth. The town is situated 25 miles north of Edinburgh and has a resident population of approximately 47,000. It has good access to the M90 Edinburgh to Perth motorway via the A92. The town has a primary catchment of 187,000 and in recent years, has become a popular commuter town to Edinburgh. It is situated on the east coast mainline connecting London, Edinburgh and Aberdeen, with regular services to Edinburgh with 30-minute journey. The subject property is located within Mitchelston Industrial Estate approximately 1.25 miles north of the town centre.







## SPECIFICATION

- Roof newly over clad and new plygene gutters with 20 year warranty
- New ADT alarm fire and alarm system fitted
- Yard camera system with motion detection & 24 hr monitoring
- New gate and fencing around site perimeter
- 12 x new ground level doors
- 6 x new dock level doors with capacity for further 4
- Full re wire of building to meet current standards
- New low voltage LED lighting systems installed
- New racking system installed by Whittan storage /Link 51 with 10,000 plus pallet spaces. All racking labelled with barcodes. All SEMA approved
- Internet ready with wiring complete to latest standard
- Floor refurbished for smooth operation of forklifts
- New WCs, canteen, conference room & kitchen

## AREAS

We have calculated the following Gross Internal Areas in accordance with the RICS Code of Measuring Practice (6th Edition):

	SQ FT	SQ M
	6,781	630
	15,963	1,483
	35,919	3,337
	38,062	3,536
Total	96,725	8,986

The whole unit extends to 201,276 sq ft (18,699 sq m).

We have calculated a site area of 11.13 acres (4.5 ha.).

## TERMS

Our client is seeking to lease the areas highlighted on an FRI basis, terms to be agreed. Alternatively, our client may consider offers for their heritable interest in the whole property.



## RATEABLE VALUE

According to the Scottish Assessors website, the property has a Rateable Value from April 2023 of £385,000.

## VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. For the avoidance of doubt any tenant/purchaser will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

## EPC

EPC Rating: TBC

A copy of the EPC and Recommendation Report can be provided upon request.



CGIs of proposed cladding works



### Viewing & Further Information

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