

On behalf of Fife Group



# UNIT 5 FRANCES INDUSTRIAL PARK, WEMYSS ROAD, DYSART, KIRKCALDY, FIFE KY1 2XZ

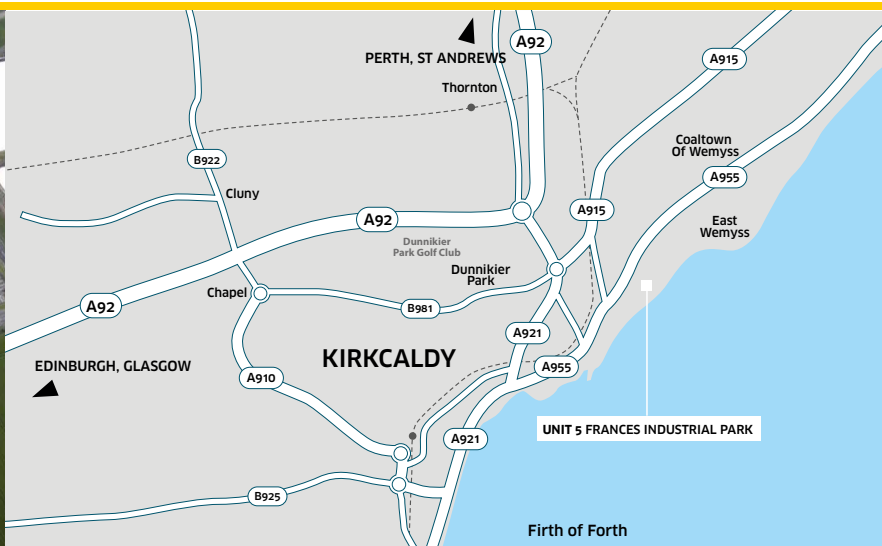
## INDUSTRIAL UNIT CAPABLE OF SUB-DIVISION

**AVAILABLE NOW**  
**RENT - £5 PER SQ FT**



## TO LET

- 929 sq m (10,000 sq ft)
- Suitable for storage or production use
- Could be sub-divided into 2 units of 465 sq m (5,000 sq ft)
- Recent upgrading works now completed



## LOCATION

Frances Industrial Park is one of the most modern industrial locations in Fife and is situated within Dysart on the east side of Kirkcaldy. The estate is well situated to serve all areas of Fife and is within 5 minute drive of the Redhouse roundabout which links the A92 dual carriageway with Glenrothes and Dunfermline.

Other occupiers within Frances Industrial Park include Fife Group, CTDI Scotland, McGilvray Printers, PR2 Engineering Ltd, Ten47 Ltd and Lex Products Ltd to name only a few.

## DESCRIPTION

The property comprises an industrial unit situated at the entrance to Frances Industrial Park. The building is of a two bay design and has recently been upgraded to provide either storage or production accommodation with vehicle access, three phase power, lighting and toilets. There are three roller shutter doors.

## SIZE

The gross internal area of this property is 929 sq m (10,000 sq ft) and as mentioned below could be divided into two.

## TERMS

The property is available to lease with an immediate entry date on offer. The terms are to be agreed and the required rent for the entire building is £50,000 per annum exclusive of VAT



## RATEABLE VALUE

We have been advised that the Rateable Value for this building is as follows:

RV - £30,400

## EPC

A copy of the EPC for the property can be provided on request.

## AML

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

## FURTHER INFORMATION AND VIEWING

Further information is available on request and viewing can only be arranged on an accompanied basis, contact details below:



neil.mcallister@ryden.co.uk  
cameron.whyte@ryden.co.uk



a.reilly@andrewreillyassociates.co.uk  
h.brooke@andrewreillyassociates.co.uk