

Ryden

TO LET

**INDUSTRIAL /
MANUFACTURING PREMISES**
24,369 SQ.FT (2,264 SQ.M)



**UNIT 4 LYNEBURN
INDUSTRIAL ESTATE
HALBEATH PLACE
DUNFERMLINE
KY11 4JT**

**IMMEDIATE ENRTY
AVAILABLE**

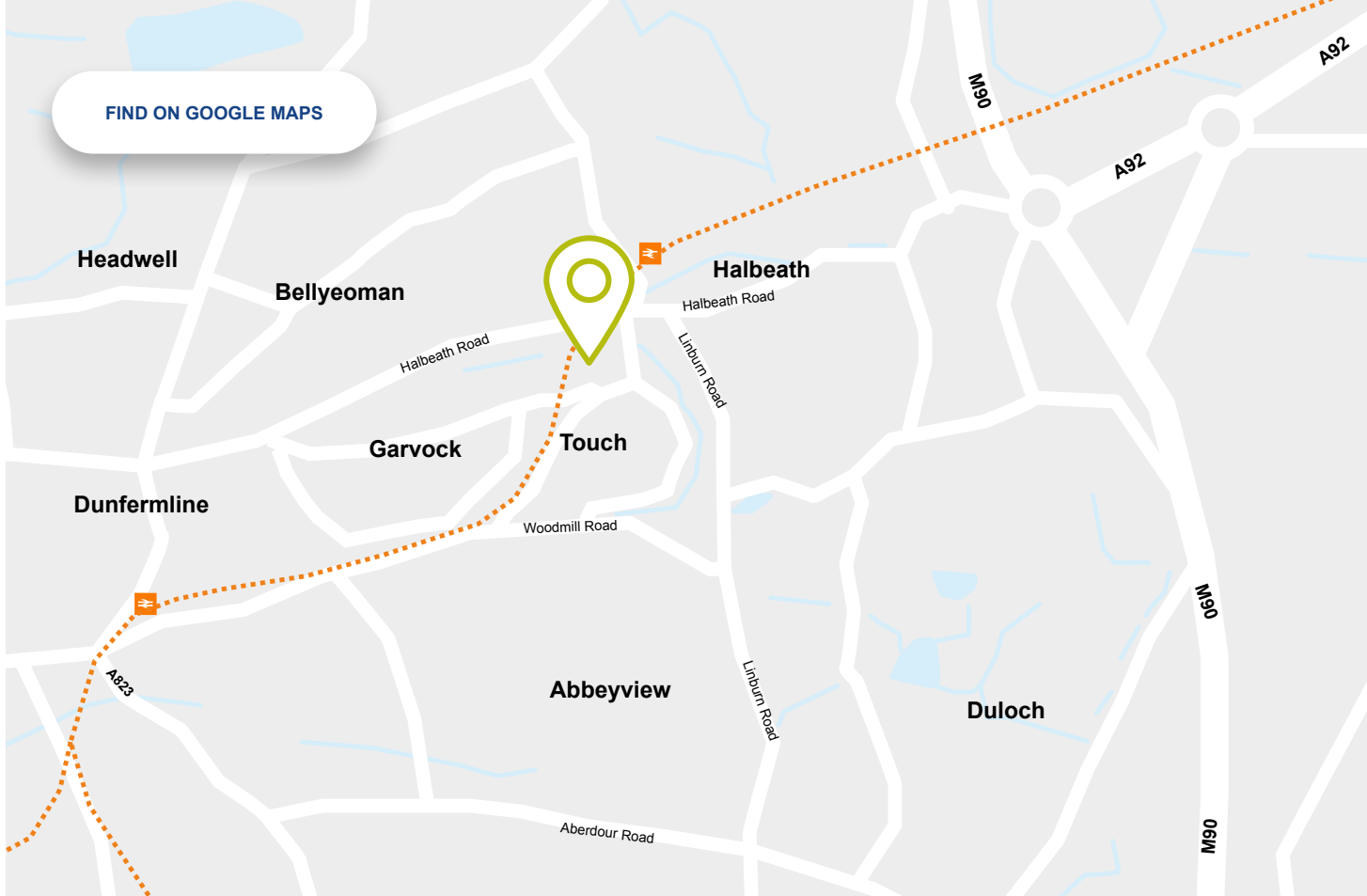
**LOCATED IN A WELL-
ESTABLISHED
BUSINESS LOCATION**

**2X 15 TONNE
OVERHEAD CRANES**

**LARGE COMMON
EXTERNAL AREA**

**SUITABLE FOR A
VARIETY OF END USES**

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LOCATION

The subject premises are located within Lyneburn Industrial Estate, Halbeath Place, Dunfermline.

The estate is situated on the eastern side of the town approximately 2 miles east of the town centre, within close proximity of the intersection of Halbeath Road (A907) and Halbeath Drive (B912).

Halbeath Road acts as a major thoroughfare connecting Junction 3 of M90 (Edinburgh to Perth) to Dunfermline Town Centre.

The estate contains a range of industrial and commercial units including offices, warehouses, workshops and manufacturing facilities. Occupants within the immediate vicinity include Arnold Clark, Kwik Fit and Gray & Adams.

DESCRIPTION

The subject comprise a gable end industrial / manufacturing premises of steel portal frame construction with concrete floor, brick built walls to dado, surmounted via insulated profile cladding. Internally the premises are predominantly arranged to provide an open plan warehouse with ancillary offices, kitchen/tea prep, WC's and changing facilities.

The subjects benefit from a minimum / maximum eaves height of approx. 7.3M and 9.5M respectively. In addition, the property further benefits from a 3 phase power supply and 2x 15 tonne overhead cranes. Heating to the warehouse is provided from radiant heating heating units with high level lighting via LED bulb light fittings, supplemented from a high level of natural light via the translucent roof panels. Access to the premises is from 2x large scale commercial roller door to the warehouse and a further 2x commercial roller doors to the workshop and office section. There is additional pedestrian access also provided.

The estate as a whole benefits from over 1 MW of power that can be made available to heavy users as required.





ACCOMMODATION

UNIT	SQ M	SQ FT
WAREHOUSE	1,960	21,097
WORKSHOP/ OFFICES	304	3,272
TOTAL	2,264	24,369

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

LEASE TERMS

The property is available on a Full Repairing and Insuring lease for a term to be agreed. Further information is available from the sole letting agents.

BUSINESS RATES

We have been advised by the local assessors department that the premises has a Rateable Value of £90,000, resulting in rates payable (2023/2024) of approximately £45,990 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon. VAT All prices quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of the property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of 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 Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **November 2023**

