

INDUSTRIAL

TO LET

SURPLUS YARD SPACE



MITCHELSTON DRIVE
MITCHELSTON INDUSTRIAL ESTATE KIRKCALDY
KY1 3LZ

Approx. 3 Acres (1.21 Hec)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Kirkcaldy, with a resident population of approximately 50,000 people, lies in a central position within Fife some 7 miles south of Glenrothes and 14 miles north of Dunfermline. The town benefits from excellent road and rail links with the railway station part of the Aberdeen to London east coast main line.

The property is located within Mitchelston Industrial Estate, the main commercial industrial park within Kirkcaldy lying approximately 2 miles north of Kirkcaldy town centre adjacent to the A92 dual carriageway, the principal arterial route through Fife between Dunfermline and Dundee, providing an excellent link to the M90, the Queensferry Crossing and thereafter the Scottish motorway network. Edinburgh International Airport is approximately 30 minutes' drive from Mitchelston Industrial Estate.

Mitchelston Industrial Estate, now offers mixed use accommodation to a variety of occupiers including Asda, McDonald's, Arnold Clark, Flexspace, Fife Council (Incubator Centre), Smith Anderson, Havelock Europa and QAS Copak.

DESCRIPTION:

The surplus accommodation provides secure yard space suitable for external storage. The site has been surfaced with a combination of tarmac and hard core.

ACCOMMODATION:

We have estimated that the available yard extends to an area of approximately 3 acres (1.21 hectares).

RATING ASSESSMENT:

The property is currently listed in the Valuation Roll as part of the main facility and the rateable value will require to be reassessed in due course. Estimates can be provided as necessary. A right of appeal is available to incoming occupiers and further information can be provided on request.

LEASE TERMS:

The property is available to let on a full repairing and insuring basis for a lease term to be agreed. Details are available upon application to the sole letting agents.

LEGAL FEES

Each party will be responsible for their own legal fees. In dealing with the transaction however the purchaser will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE

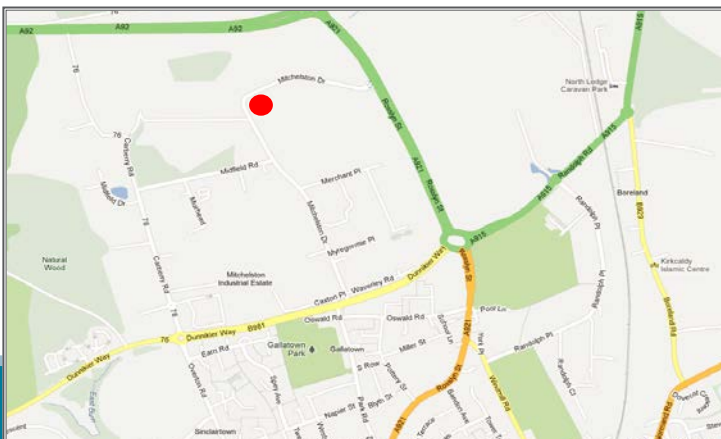
An energy assessment has been undertaken on the property and an EPC Rating of C has been achieved.

VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole marketing agents:

Contact: Andrew Reilly
 Mobile: 07795 568254
 E-mail: a.reilly@andrewreillyassociates.co.uk

Contact: Howard Brooke
 Mobile: 07973 540528
 E-mail: h.brooke@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.