

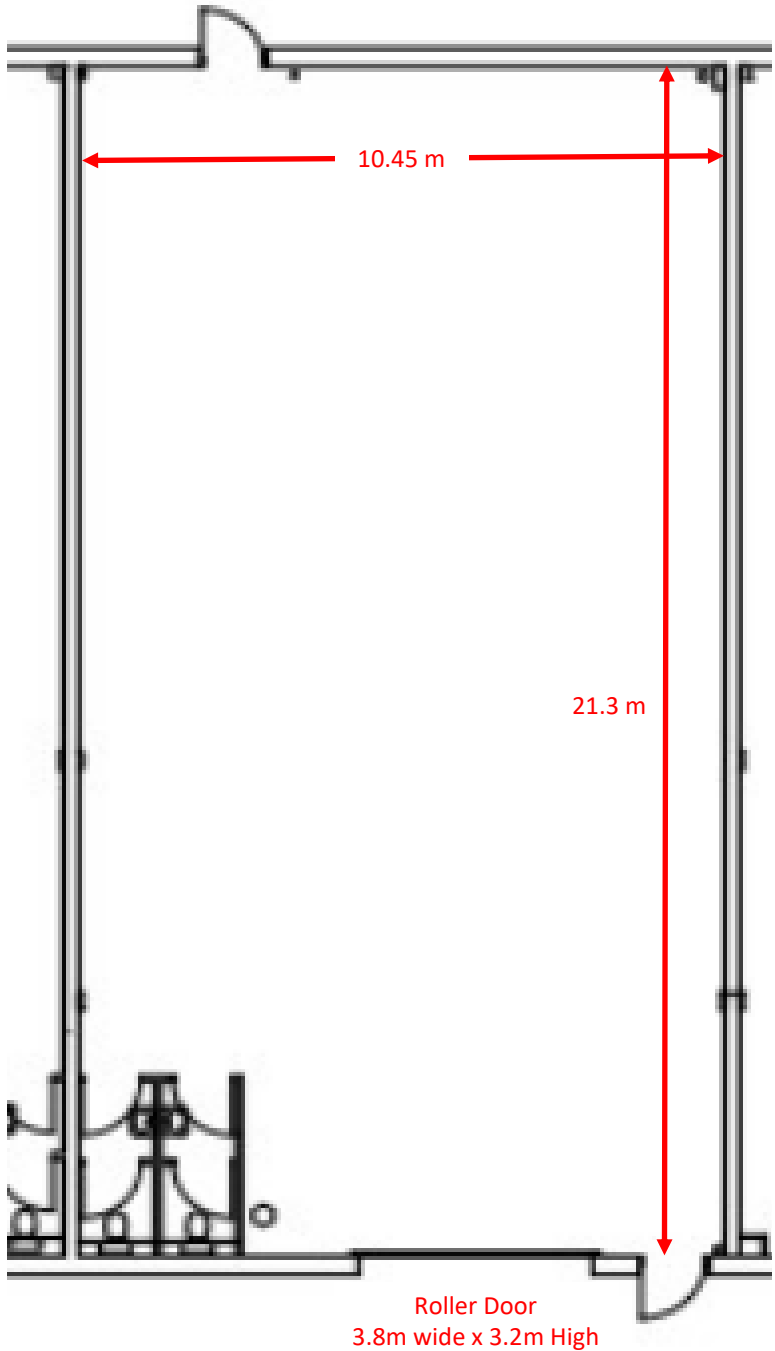


7B Cross Way, Donibristle Industrial Estate,
Dalgety Bay, KY11 9JE

To Let

222.6 m²
(2,396 ft²)

SMART&CO.
surveyors & property consultants



Situation

Situated within Hillend & Donibristle Industrial Estate at the north east side of Dalgety Bay, the property is extremely well located only 220m from the A921, 2.5 miles from the M90 and 5 miles north of Edinburgh.

Neighbouring occupiers include BAE Systems, SIPS Industries, MIHAUS and Allan Corfield Architects.

Description

The Property is situated within a terraced row of light industrial units. It has a dedicated tarmac surfaced loading area to the front and a demised space for approx. 7 vehicles within the shared access yard to the rear. Internally, the property has 2 wc's and benefits from 3-phase electricity supply. Loading is via a roller shutter door at the front, measuring 3.8m wide and 3.2 m high. The underside of the roof is 4.1m above floor level.

Planning

We understand that permitted uses would include business uses falling within Use Classes 4, 5 & 6. Interested parties should satisfy themselves in this regard.

Lease Terms

Units are available for lease for a duration and on terms to be agreed. The quoting price is from £18,000 per annum depending on lease length and terms.

Business Rates

The property has a Rateable Value of £10,800, so falls below the threshold for full exemption from Business Rates under the Small Business Rates Relief scheme. Interested parties should satisfy themselves on the criteria.

Legal Costs

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and registration dues.

SATNAV

Postcode is KY11 9JE

What 3 Words: [///models.bogus.baroness](http://models.bogus.baroness)

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

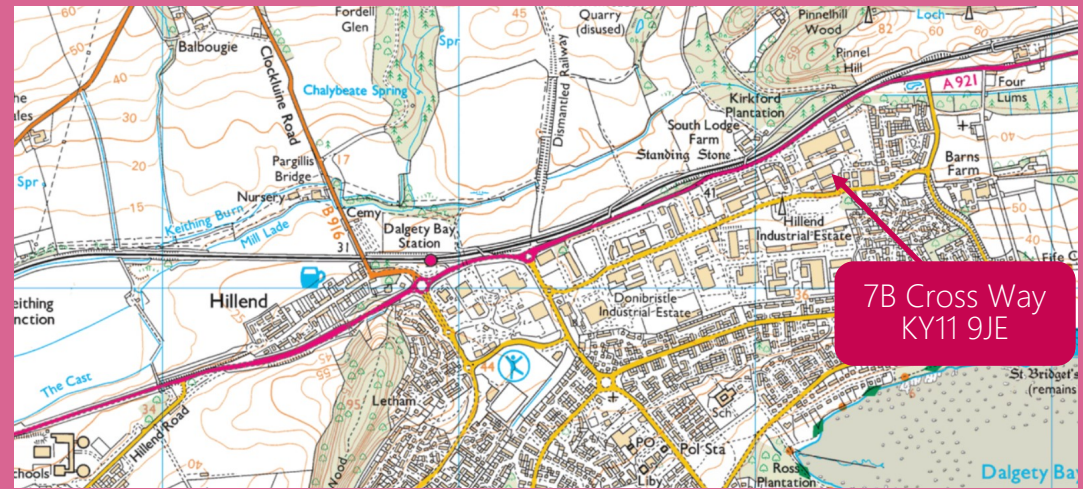
Graeme Duncan.

07850 517 323

07954 815 365

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Specification : Terraced industrial workshop unit, with roller doors and internal roof height 4.1m

Potential : Available immediately.

Lease Terms : Available for lease from £18,000 pa.

Size : 544 m² (222.6 - 2,396 ft²)

EPC : Available Upon Completion

Rateable Value : £10,800

Legals : Each Party to pay their own costs

Viewings by arrangement with the Sole Agents - doug@smartandco.co.uk / 07850 517 323

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