

# TO LET

## INDUSTRIAL / TRADE UNIT

# Ryden

- SUITABLE FOR A VARIETY OF USES
- WELL ESTABLISHED BUSINESS LOCATION
- DEMISED CAR PARK
- CLOSE TO CITY CENTRE



**UNIT 2 CARBERRY PLACE,  
MITCHELSTON INDUSTRIAL  
ESTATE, KIRKCALDY, KY1 3NQ**

**876**

SQUARE FEET

**81**

SQUARE METRES

### GET IN TOUCH

CONTACT Jack Chandler / Cameron Whyte

TELEPHONE 0131 473 3204 / 0131 473 3230

EMAIL [jack.chandler@ryden.co.uk](mailto:jack.chandler@ryden.co.uk)

EMAIL [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

Viewing is strictly by arrangement with the sole letting agent

EDINBURGH

7 Exchange Crescent  
EH3 8AN  
0131 225 6612



[ryden.co.uk](http://ryden.co.uk)



## UNIT 2 CARBERRY PLACE, MITCHELSTON INDUSTRIAL ESTATE, KIRKCALDY, KY1 3NQ

### LOCATION

Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The premises are situated on Carberry Place, a predominantly commercial location hosting occupiers such as Asda, Bank of Scotland, BMW, Edmundson Electrical, Crown and Martin Plant Hire.

### DESCRIPTION

The premises form part of a development of industrial / business unit arranged over 7 terraces, comprising 16 units. The building is of steel frame construction with a mixture of brick walls and profile metal sheeting to the upper elevation under mono pitched roof.

internally the unit is arranged to provide open plan accommodation suitable for light industrial, office and storage use. The unit benefits from windows to the front elevations supplemented by fluorescent strip lighting, WC facilities and 3 phase electrical supply.

In addition, the unit benefits from ample common yard and parking facilities

### ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and estimates the gross internal area to be 81 sq m 876 sq ft).

### TERMS

The premises are available for immediate occupation on a new full repairing and insuring basis for a term to be agreed at a rent of £6,500 per annum.

### GET IN TOUCH

**CONTACT** Jack Chandler / Cameron Whyte

**TELEPHONE** 0131 473 3204 / 0131 473 3230

**EMAIL** jack.chandler@ryden.co.uk / cameron.whyte@ryden.co.uk

### SERVICE CHARGE

There is a small service charge for the common maintenance and management of the estate. Further details available on request.

### RATEABLE VALUE

We have been advised by the Local Assessors department that the premises has a rateable value of £4,850 resulting in Rates Payable (2023/2024) of approximately £2,375 per annum. There is potential for 100% rates relief.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request.

### LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

### VAT

All prices quoted are exclusive of VAT.

### ANTI MONEY LAUNDERING

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.



**EDINBURGH**

7 Exchange Crescent  
EH3 8AN  
0131 225 6612



**ryden.co.uk**

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 this 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 whatever in relation to this property. March 2023