
To Let

Secure Industrial Yard from 0.5 - 4 acres

Kirkgate, Belleknowes Industrial Estate, Inverkeithing, KY11 1HZ

- Convenient access to the M90 and Forth Road Bridges
- Flexible site configurations
- Immediate access available
- Rents from £15,000 per annum



Location

Belleknowes Industrial Estate is one of the best located industrial estates in Fife being situated on Junction 1 of the M90 (Edinburgh – Perth) motorway. Drive times are as follows:

Forth Road Bridge – 2 minutes

Edinburgh City Centre – 20 minutes

Dunfermline – 15 minutes

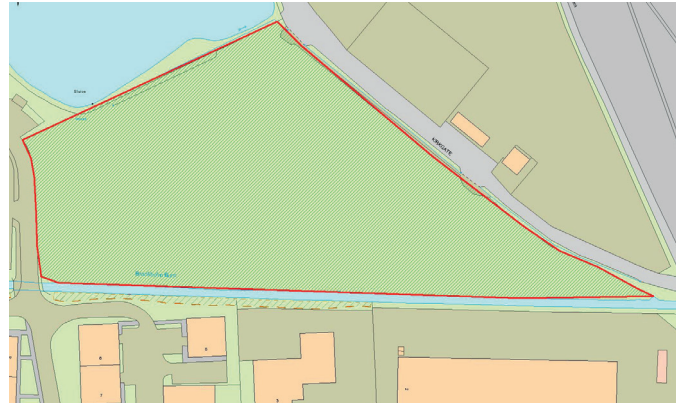
Kirkcaldy – 25 minutes

Perth – 30 minutes

Glasgow – 45 minutes

Other occupiers in the vicinity include the Muir Group (our clients), KwikFit, SEPA, D&G Autocare, Network Rail, Forth Ports and slightly further afield Babcock International Group plc.

The property is also close to the new Queensferry Crossing.



Description

The premises comprises a concrete surfaced industrial site which is accessed from Kirkgate, just off the A921. There is currently a former hanger building situated on part of the site which can be demolished if required.

Accommodation

The site can accommodate requirements from as small as 0.5 acres. The total site area is 4.1 acres.

Terms

The land is available to lease immediately on a term and rent to be agreed. Further details on quoting rents and lease terms can be obtained from the letting agents.

VAT

VAT will be payable on the rent and all other obligations associated with the lease.

Viewing and Further Information

For further information please contact:

Neil McAllister
neil.mcallister@ryden.co.uk

Cameron Whyte
cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612