

TO LET

SUBSTANTIAL INDUSTRIAL BUILDING
10,395 SQM (111,895 SQFT) ON 80 ACRES

- SIZE: 10,395 SQM (111,895 SQFT)
- CAN BE SUB-DIVIDED
- SUITABLE FOR STORAGE PURPOSES
- RENTS FROM £1.00 PSF

MITCHELSTON DRIVE
MITCHELSTON INDUSTRIAL ESTATE
KIRKCALDY, FIFE KY1 3LX

ON BEHALF OF

Muir

Group



360
VIDEO

GENERAL

We are instructed by the Muir Group to market the former Strand Lighting premises on Mitchelston Industrial Estate in Kirkcaldy. This building is suitable for storage or manufacturing use and could be sub-divided into units from approximately 2,322 sqm (25,000 sqft) up to the full size of the building which is 10,395 sqm (111,895 sqft).

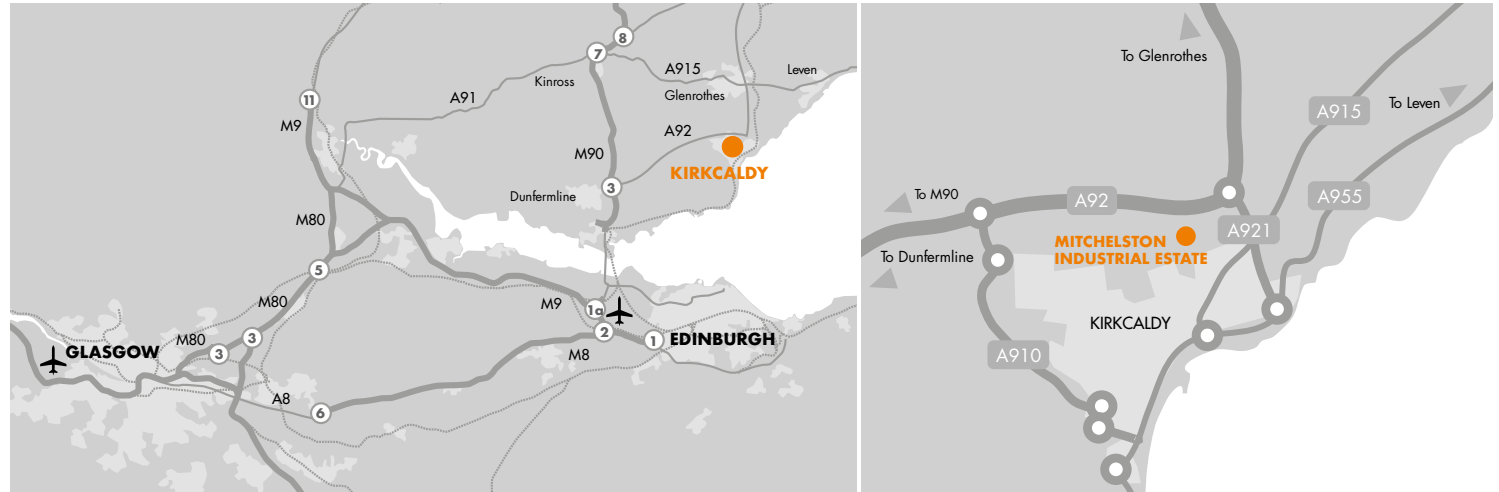
Accompanied viewings of this property can be arranged by speaking to the industrial team at Ryden.

LOCATION

The building is situated in central Fife and on the north side of Kirkcaldy with immediate access onto the A92 dual carriageway which connects Glenrothes, Kirkcaldy with the M90 and Dunfermline. Approximately travel times are as follows:

Glenrothes	5 mins
Queensferry Crossing & M90 Motorway	20 mins
St Andrews	30 mins
Dundee	45 mins
Edinburgh	40 mins
Glasgow	1 hour
Aberdeen	2 hours

The property is accessed from Mitchelston Drive and other occupiers in the vicinity include QAS Copak, Kingdom Bakers, Smith Anderson, Fife Group and James Penman Plant Hire. On the south side of Mitchelston Industrial Estate is a number of retail outlets including ASDA and car dealerships including BMW, Mazda, Vauxhall and Kia.



DESCRIPTION

The property comprises a substantial former manufacturing premises, originally occupied by Strand Lighting.

The building is essentially single storey with loading doors at either end and with the main access being from Mitchelston Drive. There is also a secondary access onto Carberry Road.

The property is arranged internally to provide mainly manufacturing or storage accommodation with supporting office accommodation.

The building can be divided into units from 2,323 sqm (25,000 sqft).

The building is situated on a large site of 80 acres. A portion of the land could be allocated to tenants of the building by negotiation.

ACCOMMODATION

The gross internal area of the building is estimated to be 10,395 sqm (111,895 sqft).

The building can be sub-divided as required although, as mentioned above, the smallest letting is likely to be in the region of 2,323 sqm (25,000 sqft).

RATEABLE VALUE

The rateable value for the property is as follows:

RV: £127,000

A new occupier of the building would have the opportunity to appeal the above assessment.

The Landlord has an on-going appeal with the Local Assessor in order to reduce the rateable value.

TERMS

The property is available to lease for a period to be agreed. For an indication of the terms required please contact the agents noted below.

VIEWING AND FURTHER INFORMATION

Viewings of this property can only be arranged on an accompanied basis. For further information contact:

Neil McAllister

E: neil.mcallister@ryden.co.uk

T: 0131 473 3212

Cameron Whyte

E: cameron.whyte@ryden.co.uk

T: 0131 473 3230

Bilal Ashraf

E: bilal.ashraf@g-s.co.uk

T: 07341 547 047

Chris King

E: chris.king@g-s.co.uk

T: 07714 845 631



The agents for themselves and for vendors or lessors of this property whose agents they are give 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 the agents has any authority to make or give any representation or warranty whatever in relation to this property. September 2020.

Ryden.co.uk
0131 225 6612

GRAHAM SIBBALD
01383 324993
g-s.co.uk