

TO LET

SUBSTANTIAL INDUSTRIAL BUILDING
10,395 SQM (111,895 SQFT) WITHIN 80 ACRES
OF DEVELOPMENT LAND

- » SIZE: 10,395 SQM (111,895 SQFT)
- » CAN BE SUB-DIVIDED
- » MANUFACTURING, STORAGE
OR DISTRIBUTION USES
- » AVAILABLE NOW
- » RENT FROM £280,000 PER
ANNUM (£2.50 PER SQFT)

RENT -
FROM
£2.50 PSF

MITCHELSTON DRIVE
MITCHELSTON INDUSTRIAL ESTATE
KIRKCALDY, FIFE KY1 3LX

ON BEHALF

Muir

Group



GENERAL

We are instructed by the Muir Group to market this premise which has recently undergone some upgrading works and is now available for manufacturing or storage purposes as a whole or in sections. The building totals 10,395 sqm (111,895 sqft).

The building is situated on an overall site area of 80 acres with the surrounding land being available for development purposes by separate negotiation.

This building is now ready for occupation.



OVERALL SITE - 80 ACRES

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

Existing occupiers on the estate are a mix of commercial and industrial users and include QAS Copak Ltd, Fife Group, Dingbro, ASDA and a number of car dealerships including BMW, Vauxhall, Volkswagen, Mazda and Kia.

The property can be accessed from Mitchelston drive or Carberry place.



Main building 250m long x 40m wide - clear span



Car parking for 100 vehicles plus HGVs

DESCRIPTION

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

The property is essentially single storey although with offices at either end at first floor level. The building has raised vehicle loading doors at either end with the main access from Mitchelston Drive and with a further access onto Carberry Road. There is also graded access to the building with two service yards.

The property is arranged internally to provide mainly manufacturing or storage accommodation with supporting office accommodation in the first floor mezzanine.

The building could be divided into roughly two sections of approximately 5,156 sqm (55,000 sqft).

- » 5 metre clear to the underside of eaves and 33 metre clear span between internal columns.
- » Raised and level access via ramp roller shutter doors at each end of the building.
- » Building 250 metres long and 40 metre wide.
- » Substantial utility capacity including 350 kVA electricity & large gas supply.

ACCOMMODATION

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

RATEABLE VALUE

The rateable value for the property is as follows:

RV: £175,000

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

TERMS

The property is available to lease on terms to be agreed. For further details and also confirmation of the rent required please contact the agents below.

VIEWING AND FURTHER INFORMATION

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

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Strand water tower in the distance