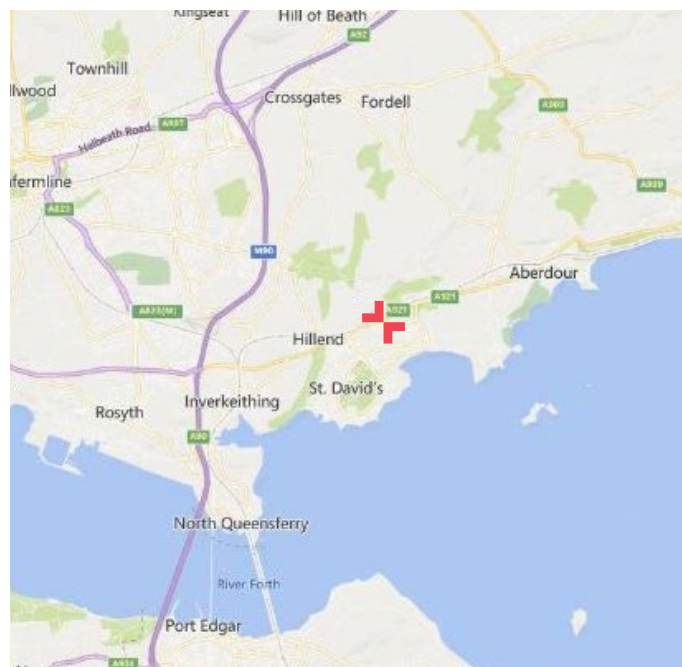


1A, 4 Bellman Way,  
Donnibristle Industrial Estate,  
Dalgety Bay, KY11 9JW

- Located in the highly desirable Donnibristle Industrial Estate
- Located 10 minutes from the A92 and M90 Motorway
- 5-minute walk to Dalgety Bay train station
- Parking to the front of the unit

- Nearby occupiers include Screwfix, Sign Plus and Trescal Scotland
- Rental £8,000 per annum exclusive of VAT
- Extends to 1,160 Sq Ft / 107.77 Sq M
- Great local amenities with Asda, Greggs, Subway located within a 5-minute walk





To arrange a viewing please contact:



**Murdo McAndrew**  
 Surveyor  
 murdo.mcandrew@g-s.co.uk  
 0131 240 5311

### LOCATION

Dalgety Bay is a town in Fife situated approximately five miles to the south east of Dunfermline and one mile east of Inverkeithing. The town has a resident population now estimated to be in the region of 10,000 and is ideally positioned to benefit from good road links being approximately two miles to the east of the Admiralty Junction of the M90 with the Forth Bridges also in close proximity. Dalgety Bay also benefits from a mainline railway station on the Fife Circle route with regular services to and from Edinburgh to the south and Dundee and Aberdeen to the north and also the rest of the principal towns within Fife.

The subjects are located on the north side of Bellman Way.

### DESCRIPTION

The subjects comprise an end terraced Industrial / Office space brick construction surmounted by a profiled metal sheet clad roof. The Subjects benefit from front and rear access doors and 3 phase electricity supply. There is parking to the front of the unit.

Internally, the subjects benefit from rear workshop space with a WC and office located to the front. The subjects are fitted out to a modern standard. The floor is of concrete construction and the walls are of brick construction. Lighting is afforded via fluorescent tube lighting and spot lights. The windows are of a double-glazed design.

### FLOOR AREA

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

	SQ M	SQ FT
Ground	107.77	1,160
<b>Total</b>	<b>107.77</b>	<b>1,160</b>

### RENT

£8,000 per annum exclusive of VAT

### TERM

Full repairing and insuring basis for a term to be agreed.

### SERVICE CHARGE

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

### RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £7,700. The value shown above is the most up to date value expected to apply from 01 April 2023 as a result of the rating revaluation.

### LEGAL EXPENSES AND VAT

Each party is to bear their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

### EPC

Available on request.

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: Feb 2023