

UNIT 8

HALBEATH INDUSTRIAL ESTATE

RARE
PURCHASE
OPPORTUNITY

Crossgates Road,
Halbeath, Dunfermline,
KY11 7EG

WATCH VIDEO 

GRAHAM + SIBBALD

UNIT 8

FOR SALE P.O.A



LOCATION

Dunfermline has a resident population of circa 50,000 and is considered one of the main commercial centres within the Fife region. It has recently been granted 'City' Status and Dunfermline has, a whole, has been subject to significant expansion over the last 2-3 decades with substantial volumes of new housing taking place by many national housebuilders/developers at the 'Eastern Expansion' towards Dunfermline's South eastern extent. The Rosyth Port/Dockyards has recently received the

'GreenPort' Status which will potentially provide significant investment to the region.

As a location, Dunfermline is well placed in respect of transport links for logistics being in close proximity to the M90 motorway which provides access to Perth (35 miles), Dundee (45 miles) and further afield to the North and Edinburgh (20 miles) and Central Scotland's road network to the South.

Rail links are situated in Dunfermline and Rosyth on the Fife Circle network with mainline services available at Inverkeithing approximately 4 miles to the south. Bus links are available in the immediate locality with the Halbeath

Park and Ride facility at this location. The subjects are located on a site towards the rear (south) side, on its eastern extent of the Halbeath Motor and industrial Park at Crossgates Road in an area of mainly commercial use.

Halbeath Motor/Industrial Park is located at **Junction 3 of the M90** and lies directly adjacent to the north and south accesses providing for excellent road link access.

Nearby occupiers include Screwfix, Man Truck as well as a number of recognised motor trade dealerships.

PROPERTY DESCRIPTION

Exterior Highlight/ The subjects comprise a detached building of steel portal frame construction with a mixture of double skin, brick/block infill to the lower walls and Kingspan insulated panels and profile metal clad to upper wall levels set beneath a profile metal clad roof.

THE WAREHOUSE/WORKSHOP IS OPEN PLAN AND HAS EXCELLENT EAVES HEIGHT AT 7.25M EXTENDING TO 9M AT THE CENTRAL APEX.

Internal Highlight/ Internally, the building is arranged to provide a 2 storey office section at the western extent along with further production offices and ancillary areas and excellent warehouse/workshop space configured over 3 bays space with the rear having the benefit of loading/access doors to the large surfaced car park and yard.



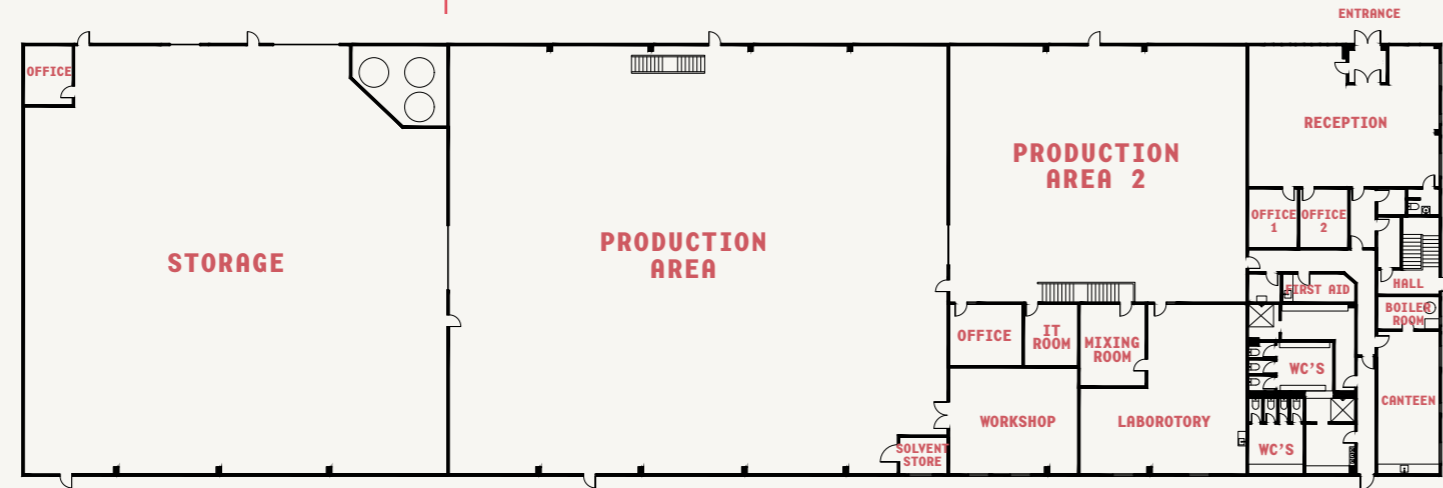


KEY FEATURES

- EXCELLENT LOCATION AT **M90 JUNCTION 3**
- GOOD QUALITY ADMINISTRATION OFFICES
- OPEN PLAN WAREHOUSE
- EXTENDS TO GIA OF APPROXIMATELY **3,077.53 SQ.M (33,125 SQ.FT)**
- EAVES HEIGHT OF **7.25M** WITH APEX HEIGHT OF **9M**
- SITE EXTENDS TO APPROXIMATELY **2.2 ACRES**
- POTENTIAL TO ADAPT/SUBDIVIDE (STP)



BUILDING FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



ACCOMODATION

THE SUBJECTS HAVE BEEN MEASURED IN ACCORDANCE WITH THE RICS PROPERTY MEASUREMENT, 2ND EDITION AND CODE OF MEASURING PRACTICE, 6TH EDITION ON A GROSS INTERNAL AREA BASIS:

FLOOR	USE	AREA (SQ. M)	AREA (SQ. FT)
Ground	Offices & Ancillary	549.79	5,918
First	Offices & Ancillary	543.08	5,846
Ground	Warehouse	1,984.66	21,362
TOTAL		3,077.53	33,127

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current **Rateable Value of £146,000.**



FURTHER INFORMATION

The subjects are offered for sale with the benefit of Vacant Possession. Part of the site is let on short term arrangement and further details can be obtained from the marketing agents.

LEGAL COSTS & VAT

Each party will be liable for their own legal costs incurred within this transaction. **All prices quoted are exclusive of VAT.**

EPC

A copy and details of the EPC is available on request

PRICE

Offers are Invited for our clients Outright Heritable Interest (Scottish equivalent to English Freehold).

VIEWING

By appointment only. Viewings can be arranged with the sole marketing agents.





ANTI MONEY LAUNDERING

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective purchasers 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. Prospective purchasers accept the property in its present state.
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 Prospective 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: April 2024

UNIT ⑧

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