

# Mitchelston Industrial Estate Kirkcaldy

Available to Let  
Warehouse

1,093 - 9,246 sq ft (102 - 859 sq m)

Car parking



Newly refurbished



Communal yard

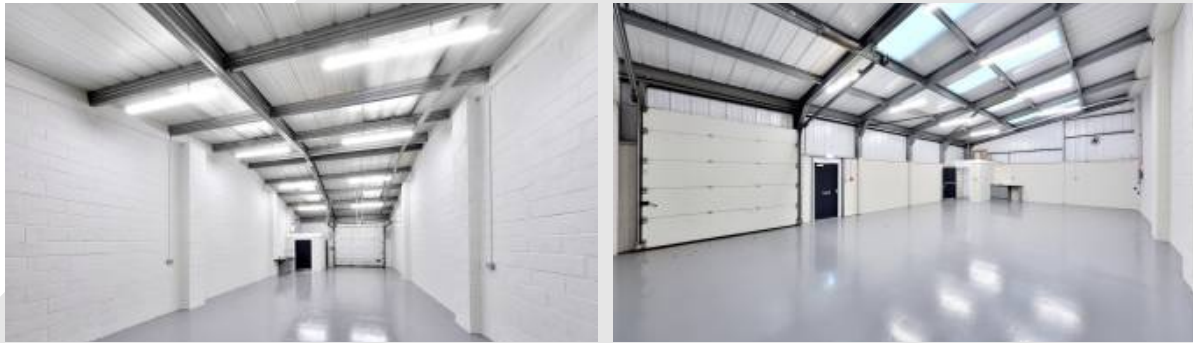


Three-phase electricity



# Mitchelston Industrial Estate

Mitchelston Industrial Estate, Kirkcaldy, KY1 3NH



## Description

This modern development of industrial and business units is arranged over 5 terraces with ample yard and car parking facilities. Each of the newly refurbished units has vehicle access via a roller shutter door and a separate personnel door. Internally, the units offer an open-plan workshop with a kitchenette and WC.

## Location

Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The warehouses are in the northern section of the estate on Midfield Road, which is accessed from Carberry Road or Mitchelston Drive.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

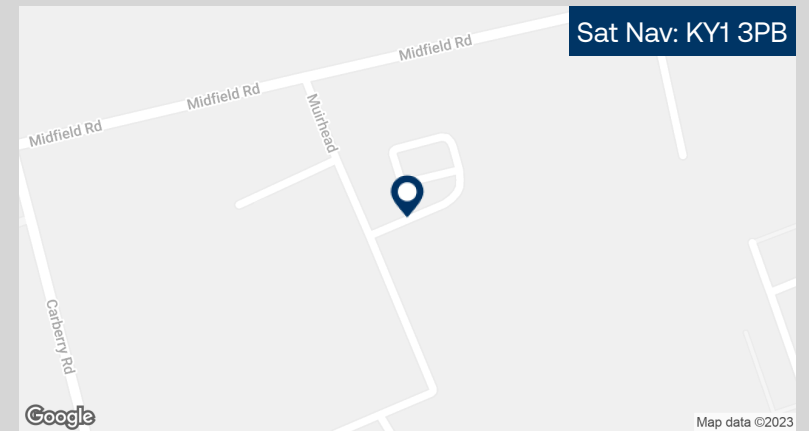
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Block 5 Unit 2	Warehouse	1,093	102	Immediately
Block 5 Unit 4	Warehouse	2,203	205	Immediately
Block 5 Unit 6	Warehouse	1,608	149	Immediately
Block 5 Unit 7	Warehouse	1,361	126	Immediately
Block 6 Unit 2	Warehouse	1,373	128	Immediately
Block 8 Unit 3	Warehouse	1,608	149	Immediately
Total		9,246	859	

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