

TO LET  
INDUSTRIAL UNIT



5-7 Sang Place, Kirkcaldy, KY1 1HA

- Good quality, refurbished Industrial/Office Unit.
- Town Centre Location
- Secure Premises
- Gross Internal Area of 720.99 sq.m / 7,760 sq.ft

## LOCATION

Kirkcaldy lies within the Kingdom of Fife, approximately 18 miles to the north of Edinburgh and some 45 miles to the south west of Dundee. The town has an estimated population of some 49,000 people and has good communication links with the A92 dual carriageway to and Central Scotland's motorway network to the south.

More specifically, the subjects are situated in Sang Place, in a cul-de-sac location, accessed off Sang Road in the heart of the town centre.

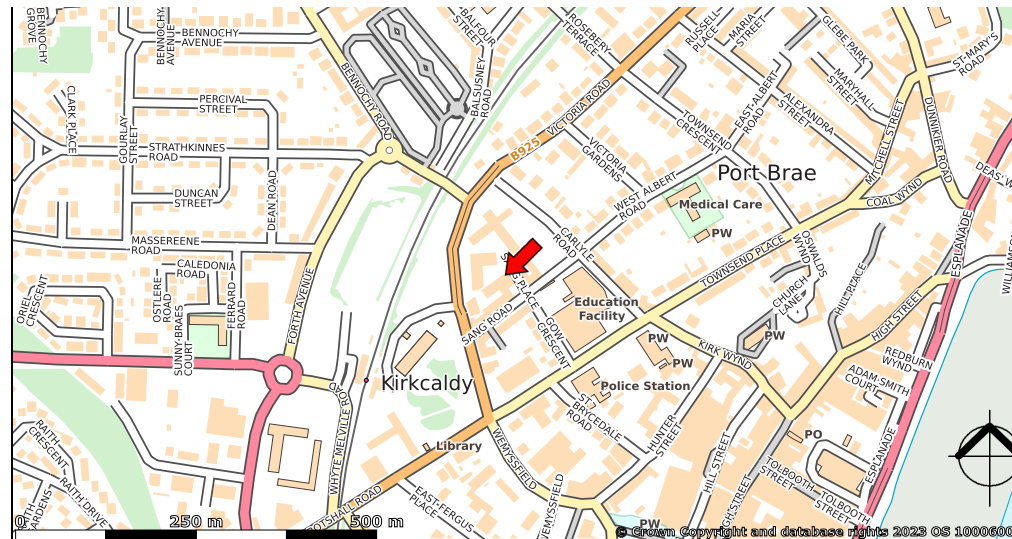
## DESCRIPTION

The subjects comprise a secure and recently refurbished industrial building of traditional masonry brick and light steel frame construction set beneath a mixture of flat platform and pitched and profile metal clad roofs.

It is arranged with to the 2-storey section to the front which provides for reception, staff and office accommodation with further staff and storage at 1st floor level. The main industrial section provides a large and secure open plan workshop/garage with vehicular and personnel accesses.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition, incorporating the RICS Code of Measuring Practice, 6th Edition, on a Gross Internal Area basis:



FLOOR	SQ M	SQ FT
Ground	602.54	6,485
First	118.45	1,275
Total	720.99	7,760

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £10,400.

## RENT

The subjects are offered for lease at a rent of £34,000 per annum, exclusive.

## 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

EPC will be available upon request.

To arrange a viewing please contact:



**Duncan Fraser**

Associate

01383 324993

duncan.fraser@g-s.co.uk

## IMPORTANT NOTICE

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