

On behalf of Fife Group



# UNIT 1D FRANCES INDUSTRIAL PARK, WEMYSS ROAD, DYSART, KIRKCALDY, FIFE KY1 2XZ

## NEW INDUSTRIAL/TRADE UNIT

COMPLETION DUE IN APRIL 2024



Photo Taken 20/02/2024

## TO LET

- **Size** - 325 sq.m (3,500 sq.ft)
- **Use** - industrial, trade, manufacturing or storage
- **Rent** - £7.50 per sq.ft



## LOCATION

Frances Industrial Park is one of the most modern industrial locations in Fife and is situated within Dysart on the east side of Kirkcaldy. The estate is well situated to serve all areas of Fife and is within 5 minutes drive of the Redhouse roundabout which links the A92 dual carriageway with Glenrothes and Dunfermline.

Some of the current occupiers include Fife Group, Ctdi Scotland, SEL, PR2 Engineering, Ten47, Lex Products, Cable Guard and McGilvray Printers.



## DESCRIPTION

Construction of this property is nearing completion and should be ready for occupation in early April 2024. The property has a steel frame design with insulated wall and roof cladding. A full specification of the building together with plans can be provided on request. In general terms the building is of a very similar design and specification to the adjoining properties.

The property will be arranged internally to provide flexible, industrial, manufacturing or storage accommodation and will have a separate pedestrian access door, electric roller shutter door and a 3 phase supply.

## SIZE

We estimate the Gross Internal Area of the building to be 325 sq.m (3,500 sq.ft).

## TERMS

The property will be available on a full repairing and insuring basis and a rent equating to £7.50 per sq.ft. (£26,250 per annum) exclusive of VAT. The lease term is to be agreed.

## RATEABLE VALUE

An estimated rateable value can be provided on request.

## EPC

An EPC Rating will be provided on completion of the unit.



## VIEWING AND FURTHER INFORMATION

Please contact the joint marketing agents for further information about this property.

**Ryden.co.uk**  
**0131 225 6612**

neil.mcallister@ryden.co.uk  
jack.chandler@ryden.co.uk

**ara**  
Andrew Reilly Associates

**0131 229 9885**

a.reilly@andrewreillyassociates.co.uk  
h.brooke@andrewreillyassociates.co.uk