

TO LET

HIGH QUALITY GROUND FLOOR OFFICE SUITES



**ALBION HOUSE, MITCHELSTON DRIVE,
MITCHELSTON INDUSTRIAL ESTATE,
KIRKCALDY**

197.40 SQ M (2,125 SQ FT) – 580.06 (6,244 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885

LOCATION:

The offices are situated in Kirkcaldy having a resident population of approximately 50,000 people. The town lies in a central position within Fife some 7 miles south of Glenrothes and 14 miles east of Dunfermline. The town benefits from excellent road and rail links with the railway station part of the Aberdeen to London main east coast line.

The property is located within Mitchelston Industrial Estate, the main commercial and industrial park within Kirkcaldy. It is approximately 2 miles north of Kirkcaldy town centre adjacent to the A92 dual carriageway, the principal arterial route through Fife between Dunfermline and Dundee, providing an excellent link to the M90, the Forth Road Bridge and thereafter the Scottish motorway network. Edinburgh International Airport is approximately 20 minutes' drive from Mitchelston Industrial Estate.

Mitchelston Industrial Estate, while still catering for industrial premises now offers mixed use accommodation to a variety of occupiers including Asda, McDonald's, Arnold Clark, Peter Vardy, Bank of Scotland, Evans Easyspace, Fife Council (Incubator Centre), Smith Anderson, ESA McIntosh and QAS Copak.

The industrial estate/business park provides excellent local amenities which include children's nursery, play area, leisure, cafeteria, and banking facilities all within a few minutes of the subject premises.

DESCRIPTION:

The office suites are located on the ground floor of the premises and offers excellent quality, self-contained office accommodation incorporating a mixture of cellular and open plan space constructed in 2010/2011.

Built to a very high standard the offices are of steel framed construction with insulated infill panels incorporating an extensive glazed frontage to the west facing elevation. Internally, the offices incorporate full air conditioning systems, the suites have suspended ceilings with inset fluorescent lighting, raised access floors together with dedicated tea prep/kitchen area and are in excellent decorative order.



The communal entrance facility provides a bright and generous meeting environment incorporating a disabled toilet together with access to the first floor accommodation.

Male and female toilets together with shower facilities are provided within the common area and the property is fully DDA compliant. In addition, the premises have the benefit of CCTV and is fully alarmed.

ACCOMMODATION:

The office suites have been measured in line with the RICS Code of Measuring Practice (6th Edition) and the net internal area can be stated as follows:

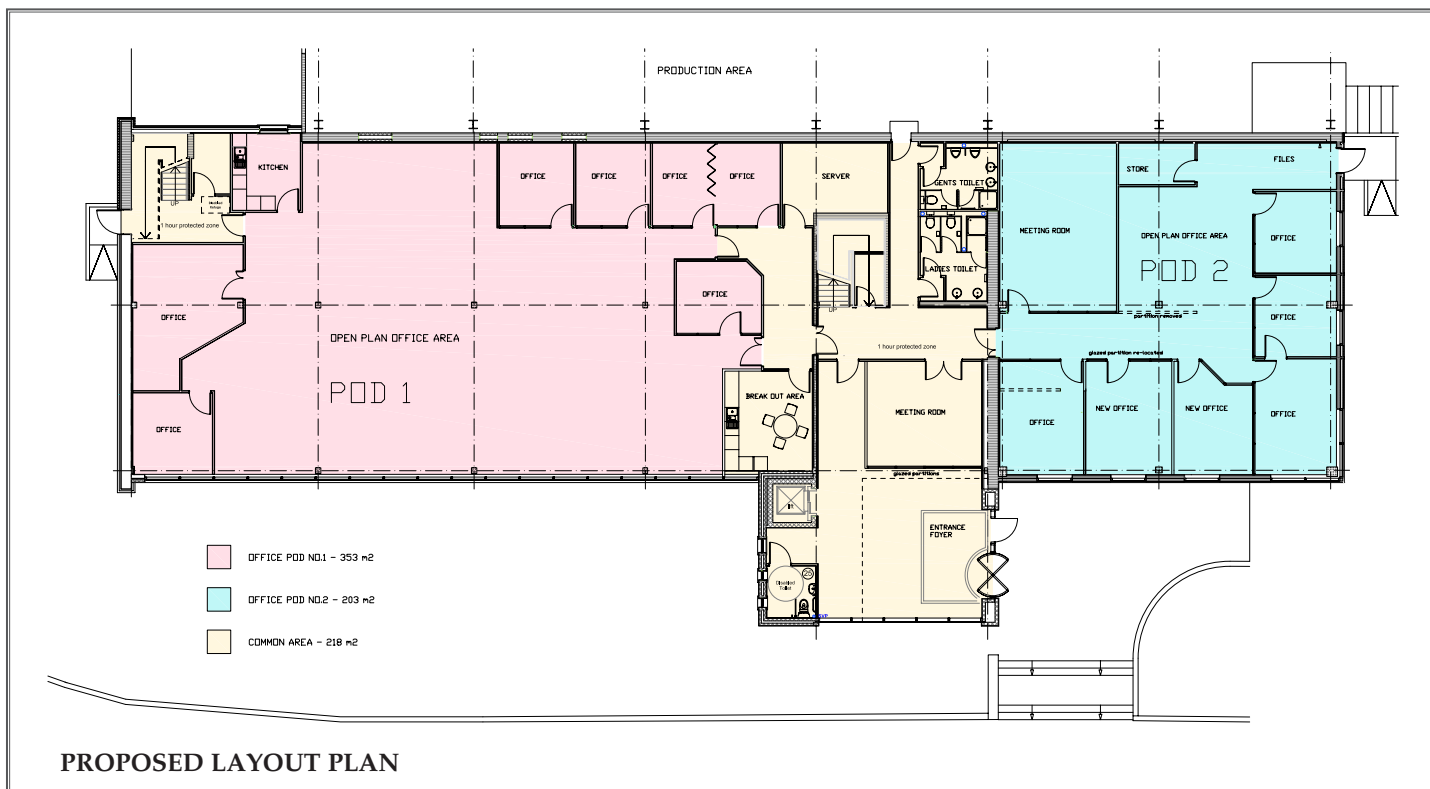
Office – Suite 1	203 sq m	(2,185 sq ft)
Office – Suite 2	353 sq m	(3,800 sq ft)
Total	556 sq m	(5,985 sq ft)

A layout plan is outlined illustrating the existing configuration however the premises can be adapted depending on requirements.

WAREHOUSE/LOGISTICS SERVICES

Also available are two significant yard areas, one with concrete hard standing which would be available to let separately or in conjunction with the office suites. The client can also offer racked palletised storage, blocked stacked warehousing, stock control and order picking services. Further details on the yard and warehousing availability can be provided on request.





In addition to the above accommodation, extensive on-site car parking provision is available on a pro rata basis.

RATEABLE VALUE:

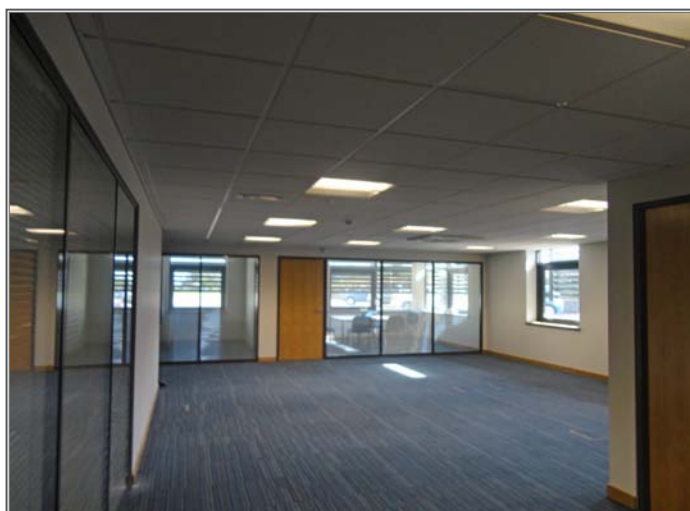
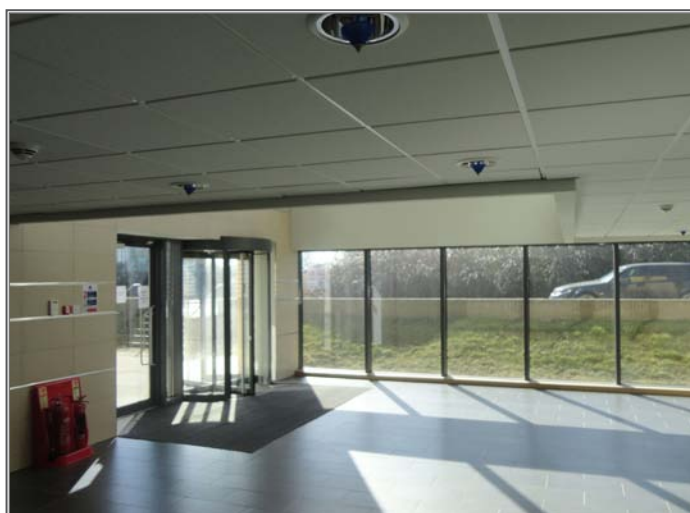
The premises will require to be reassessed for rates on occupation. Estimates of the likely rateable value can be provided on request.

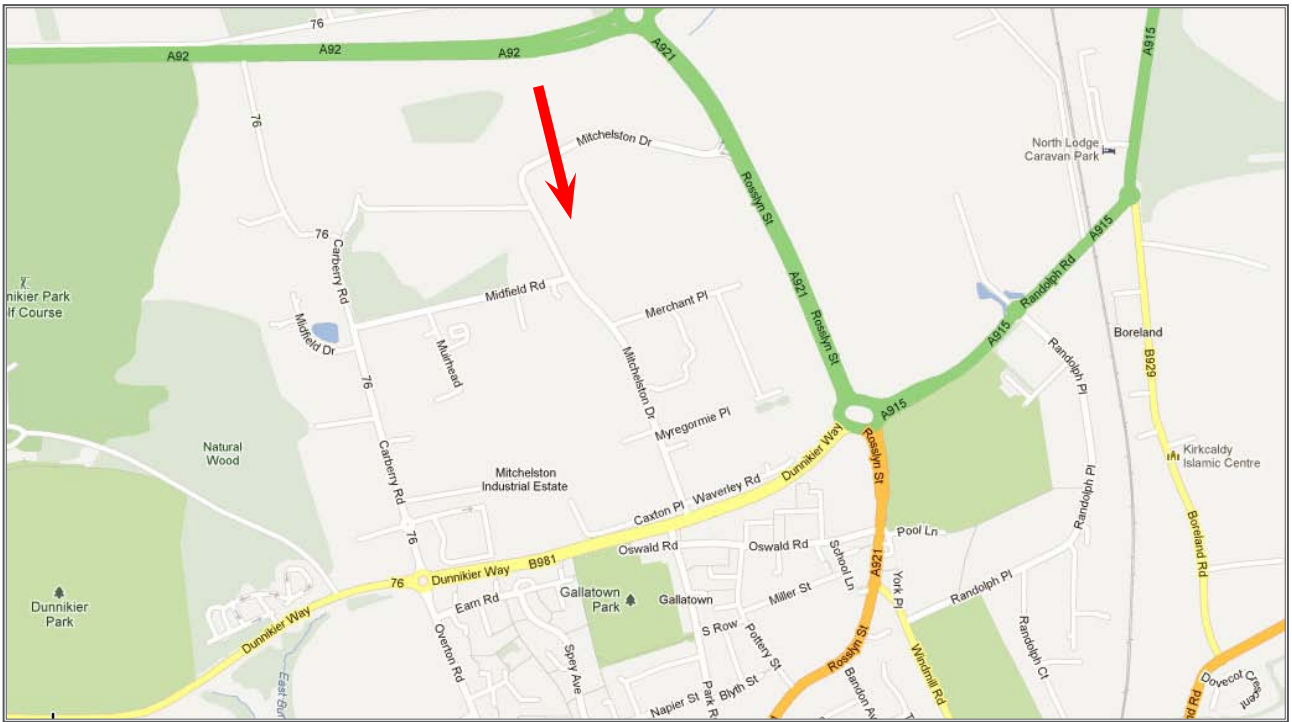
ENERGY PERFORMANCE CERTIFICATE (EPC)

An energy assessment has been undertaken and the office suite has achieved an EPC rating of 'E+'

TERMS

The suites are available either as a whole or separately and flexible terms are available. For details of rent and service charge please contact the sole letting agents.





VIEWING AND FURTHER INFORMATION:

For viewing and further information please contact the sole letting agents:

Andrew Reilly Associates Ltd
 Property Consultants Chartered Surveyors
 31 Rutland Square
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