

DM HALL

To Let

Industrial

Unit 1 Merchant Place
Mitchelston Industrial
Estate
Kirkcaldy
KY1 3NJ

307 SQ M
3302 SQ FT



Property Details

- Ground floor workshop with ground and first floor offices
- Established industrial estate
- Yard space and roller door vehicle access
- Recently refurbished
- Rent £18,000 per annum, exclusive of VAT

LOCATION:

The subjects are located on Merchant Place within Mitchelston Industrial Estate, situated on the north side of Kirkcaldy, close to the A92, the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The property is in the northern section of the estate on Merchant Place, which is accessed from Mitchelston Drive or Carberry Road.

Existing occupiers at Mitchelston Industrial Estate include a diverse range of commercial and industrial users, such as ASDA, Eurocell, Euro Car Parts, Dingbro, BMW, Kia, Volkswagen, and others.

DESCRIPTION:

The subjects comprise an end-terrace, portal framed industrial workshop property with an up and over vehicle roller door to the workshop and an aluminium/glazed pedestrian door to the office areas.

Internally it provides well presented office accommodation over ground and first floors together with a full height, open plan workshop.

Various kitchen and staff welfare facilities are located on each floor with all having been recently refurbished and well presented.



Property Details

The property also benefits from surfaced external yard and delineated parking.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

| FLOOR | ACCOMMODATION | SQ M | SQ FT |
|--------------|----------------------|------------|-------------|
| Ground | Workshop and offices | 205 | 2208 |
| First | Offices | 102 | 1094 |
| Total | | 307 | 3302 |

LEASE TERMS:

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated incorporating Rent Reviews at appropriate intervals.

RENTAL:

Offers in the region of £18,000 per annum exclusive are invited.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

The subjects are currently incorporated with another unit on the SAA website and will require to reassessed as an independent unit.

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LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents

Leigh Porteous and Justin Akugbo at DM Hall.

ANTI MONEY LAUNDERING:

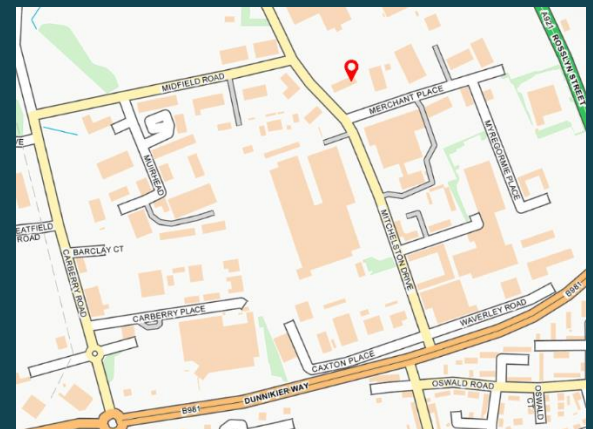
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Make an enquiry

Leigh Porteous

Justin Akugbo

fiveagency@dmhall.co.uk



DM Hall LLP

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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