

DM HALL

To Let

Industrial

Unit 2 Merchant Place
Mitchelston Industrial
Estate
Kirkcaldy
KY1 3NJ



107.37 SQ M
1156 SQ FT

Property Details

- Ground floor workshop
- Established industrial estate
- Yard space and roller door vehicle access
- Recently refurbished
- Rent £8,000 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 a mid-terrace, portal framed industrial workshop property with an up and over vehicle roller door access.

Internally it provides a full height, open plan workshop with staff welfare facilities to the rear.

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



Property Details

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	107.37	1156

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 £8,000 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.

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.

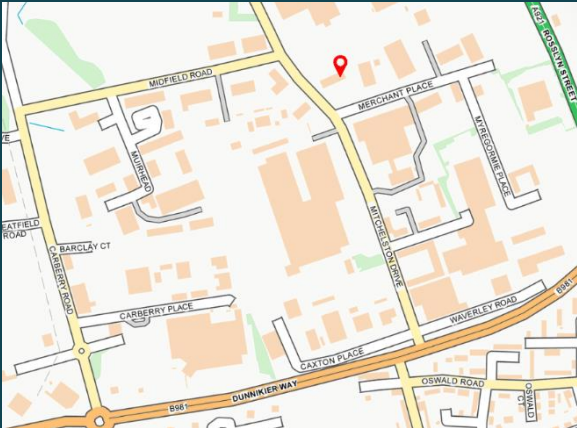
VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents

Leigh Porteous and Justin Akugbo at DM Hall.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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