



TO LET/MAY SELL

QUALITY WAREHOUSE/WORKSHOP

Station Road, Buckhaven, Fife, KY8 1JH



Building extending to approx. 1,346.4 sq m (14,492 sq ft)

Site of approximately 0.6 hectares (1.5 acres)

Eaves height of approximately 7.5m

10 tonne operational gantry crane provided

In close proximity to the Fife Energy Park

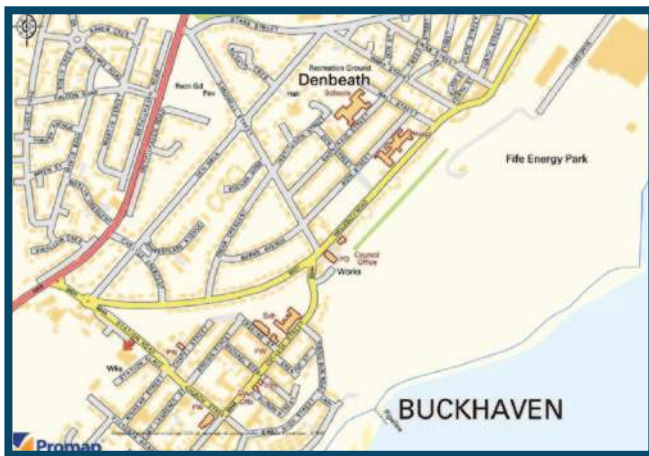
LOCATION:

The subjects are located on the south-western fringe of Buckhaven, close to the A955, the main coastal route from Kirkcaldy to Buckhaven/Methil and Leven. Kirkcaldy is some 7 miles to the south-west and Leven town centre is within 2 to 3 miles to the north-east.

Buckhaven forms part of the larger Levenmouth conurbation, which has an estimated population of around 40,000 within easy striking distance of Fife's main population centres of Kirkcaldy, and also Glenrothes some 6 miles to the west.

The property lies on the south-west side of Station Road, in an area made up of mixed residential and commercial uses, with nearby occupiers including CRM Fife, Brushstrokes Signs and a variety of retail users. The main access is from the north-west of Station Road with a considerable frontage to Station Place. Methil Docks and Fife Energy Park are located nearby.

The location of the subjects is shown on the undernoted plan.

**DESCRIPTION:**

The subjects good quality warehouse/workshop space, contained within a stand-alone building of steel frame construction, clad externally in profile metal sheeting. The subjects have been extended to provide quality offices, this extension being of brick construction under a flat roof.

Accommodation provides a main workshop/warehouse area, former laboratory/clean room, office space and appropriate staff and ancillary accommodation located throughout.

The subjects occupy a considerable site of approximately 0.6 hectares (1.5 acres) and benefit from a particularly high eaves height of 7.5m. The building is also equipped with an operational 10 tonne gantry crane and rail to the workshop area.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Warehouse/Workshop: 889.8 sq m (9578 sq ft)

Laboratory/Clean Room: 145 sq m (1561 sq ft)

Offices: 293 sq m (3163 sq ft)

Site Size: 0.6 hectares (1.5 acres)

ASSESSMENT:

Having regard to the Scottish Assessor's website (www.saa.gov.uk) we note that the subjects are entered in the current Valuation Roll as follows:-

Rateable Value: £39,600

Under existing legislation a new occupier has the right to appeal against this assessment.

The Small Business Bonus and Fresh Start schemes may be available. Further enquiries should be directed to Fife Council.

RENTAL:

Offers in the region of £57,500 per annum exclusive are invited.

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.

PRICE:

Upon application to the marketing agents.

EPC:

A copy of the EPC can be made available on request, but we would advise that the Rating is C.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

ENTRY:

By agreement.

VIEWINGS:

Strictly through appointment with the sole Marketing Agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

ENQUIRIES:

All enquiries should be made to this office:

D M Hall
13 Wemyssfield
Kirkcaldy
KY1 1XN

01592 598200
fifeagency@dmhall.co.uk

You are advised to note your interest to the office to enable us to advise you in the event of a closing date being set.

REFERENCE:

ESA1007

DATE OF PUBLICATION:

May 2016

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