

**ara**

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**TO LET**

## COMMERCIAL/INDUSTRIAL UNIT



## UNITS 8&9 MYREGORMIE PLACE, BLOCK 6, MITCHELSTON INDUSTRIAL ESTATE, KIRKCALDY, KY1 3N8

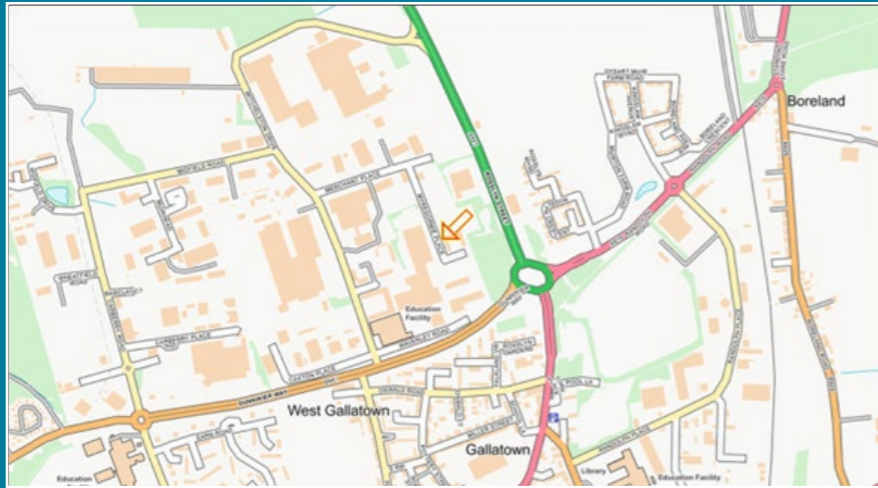
- 180.18 SQ M (1,939 SQ FT)
- ROLLER SHUTTER DOOR
- SHARED YARD
- THE PROPERTY MAY BE ELIGIBLE FOR 100% RATE RELIEF

## Location

Kirkcaldy, with a resident population of approximately 50,000 people, lies in a central position within Fife, some 7 miles south of Glenrothes and 14 miles north of Dunfermline.

Myregormie Place is located within Mitchelston Industrial Estate, the principle commercial and industrial business park within Kirkcaldy, lying approximately 2 miles north of Kirkcaldy town centre. The business park lies adjacent to the A92 dual carriageway, the main arterial route through Fife linking Glenrothes to the Bridgehead area, providing excellent links to the M90, the Queensferry Crossing and thereafter the Scottish motorway network.

The property is situated on the east side of Mitchelston Drive, within close proximity to Asda Kirkcaldy Superstore and Arnold Clark. Adjacent occupiers to the subject premises include Raith Fruit, Forth Autos, Smith Anderson and QAS Group.



## Description

The premises are comprised of an end terrace of commercial/industrial units. Brick build infill, harled externally with profile metal cladding above. Internally, the property is currently fitted out as offices, with a mixture of cellular and open plan office space, with the following specification:

- Suspended acoustic ceiling with inset LED lighting.
- Heating by way of gas fired boiler
- Carpet tiles throughout
- W/C's and tea prep area included



## Accommodation

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

Commercial                      180.18 sq m                      1,939 sq ft

## Terms

The units are available to let on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

## Rateable Value

The property is presently entered in the Valuation Roll as workshop with a rateable value of £16,300. May be eligible for Small Business Rate Relief.

## VAT

Rents and outgoings quoted are exclusive of VAT and will be liable at the prevailing rate.

## Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

## Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction, however the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

## Further information and viewing

Please contact sole letting agents:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.