

TO LET

WAREHOUSING OR MANUFACTURING PREMISES WITH YARDAGE

BUILDINGS 1 TO 4, FRANCES INDUSTRIAL PARK, DYSART, KIRKCALDY, FIFE KY1 2XZ



BUILDING 1	4,013 SQM	43,200 SQFT
BUILDING 2	2,230 SQM	24,000 SQFT
BUILDING 3	2,787 SQM	30,000 SQFT
BUILDING 4	2,787 SQM	30,000 SQFT
TOTAL	11,817 SQM	127,200 SQFT



These buildings are available in combinations or as a whole



Location

Frances Industrial Park is situated on the outskirts of Dysart and on the east side of Kirkcaldy. The estate is generally well situated to serve all areas of Fife and is within 5 minutes' drive of the Redhouse Roundabout which links the A92 dual carriageway with Glenrothes and Dunfermline.

Approximate travel times are as follows:

Glenrothes	10 minutes
Dunfermline	20 minutes
Forth Road Bridge	20 minutes
Edinburgh	40 minutes
Glasgow	1 hr 15 minutes
Aberdeen	2 hours

Occupiers within Frances Industrial Park include our clients Ten-47, McGilvray Printers, Bibby Distribution and PR2 Engineering.

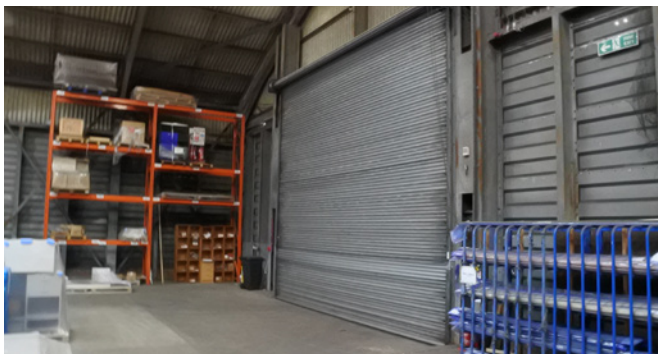
Description

This property comprises good quality traditional warehousing accommodation which is available on a standard property leasing basis or as a managed contract by the Fife Group.

The warehousing is arranged as three separate buildings which could be made available separately or in combination.

Ample yard space surrounds the buildings and the eaves height in Buildings 1 and 2 is 8m rising to the apex of 12m. Buildings 3 and 4 have an eaves height of 6.7m rising to the apex at 12.8m.

The vehicle access doors are electrically operated and supporting office accommodation and wash bay facilities can be provided on site if required by the new tenant. There is a good sized area available with these buildings.



Racking

All buildings are currently racked and this is available for the ingoing tenant if required, it would be available by separate negotiation.

Accommodation

The approximate gross internal area of the buildings is as follows:

BUILDING 1	4,013 SQM	43,200 SQFT
BUILDING 2	2,230 SQM	24,000 SQFT
BUILDING 3	2,787 SQM	30,000 SQFT
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Terms

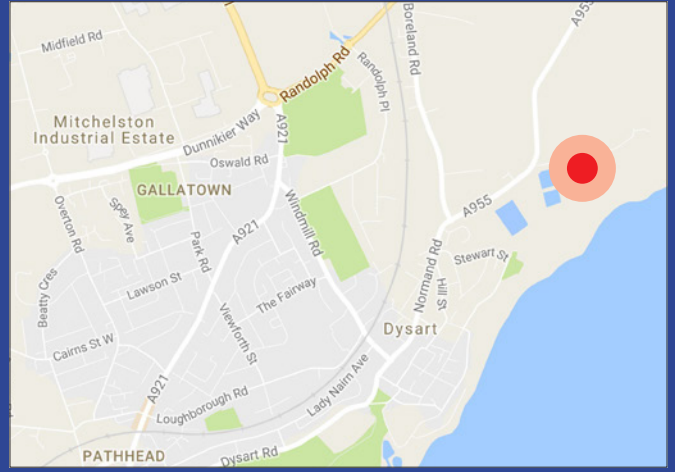
This property is available to lease and for further information please contact the marketing agents noted below.

Rateable Value

A separate assessment of each of the buildings will be available in due course.

EPC

A copy of the energy performance certificates relevant to the buildings is available on request.



Viewing and Further Information

These buildings are only available to view on an accompanied basis and initially by contacting one of the agents noted below. Any further information requires is also available.

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