

UNIT D CARBERRY PLACE MITCHELSTON INDUSTRIAL ESTATE

KIRKCALDY | KY1 3NQ

3,707 SQ FT (344 SQ M)



LOCATION

Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90. Fife has a population of approximately 375,000 and Kirkcaldy specifically is home to roughly 50,500 people.

Carberry Place and Mitchelston Industrial Estate comprises of business units hosting a variety of businesses and uses. Prominent nearby occupiers include Asda, Bank of Scotland, BMW, Edmundson Electrical, Crown Decorating Centres and Martin Plant Hire.



VIEW ON
GOOGLE MAPS



DESCRIPTION

The premises form part of a development of industrial / business units arranged over 7 terraces, comprising 16 units. The building is of brick construction with profile metal cladding to the upper elevation, with a steel portal frame under a pitched roof. Internally the unit are arranged to provide open plan accommodation suitable for light industrial, office and storage use.

The units benefit from windows on the front elevations supplemented by a mixture of LED lights and fluorescent strip lighting. Furthermore, the unit offer WC facilities, 3 phase electrical supply and ample common yard with parking spaces directly outside the premises.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and have the following Gross Internal Area:

Unit	Area (Sq M)	Area (Sq Ft)	Rent (Per Annum)
Unit D	344	3,707	£22,500



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LEASE TERMS

The vacant properties are available on new Full Repairing and Insuring leases on a flexible term subject to further discussion.

LEGAL COSTS

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

VAT

All rents are exclusive of VAT.

BUSINESS RATES

In the usual way, the ingoing tenant will be responsible for payment of the business rates to the local authority. Some tenants are eligible for 100% rates relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £12,000 subject to terms and conditions.

EPC

The energy performance certificates will be available upon request.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

VIEWING

Strictly by appointment through the letting agent.

FURTHER INFORMATION

For further information please contact:

Leo Masson

T 07425 320 611

E leo.masson@ryden.co.uk

Cameron Whyte

T 07789 003 148

E cameron.whyte@ryden.co.uk

Ryden

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