

FOR SALE/TO LET

NEW DEVELOPMENT RETAIL, OFFICE AND INDUSTRIAL

Muirton Way, Dalgety Bay, KY11 9FZ

Rare New Development Suitable for a Variety of Office, Retail and Industrial

Excellent Opportunity for Small/Start Up Business

Units Between 1000-1500 sq.ft with Flexibility to Increase Dependent Upon Requirement

Units Available Both To Let and For Sale

Flexible Terms Available

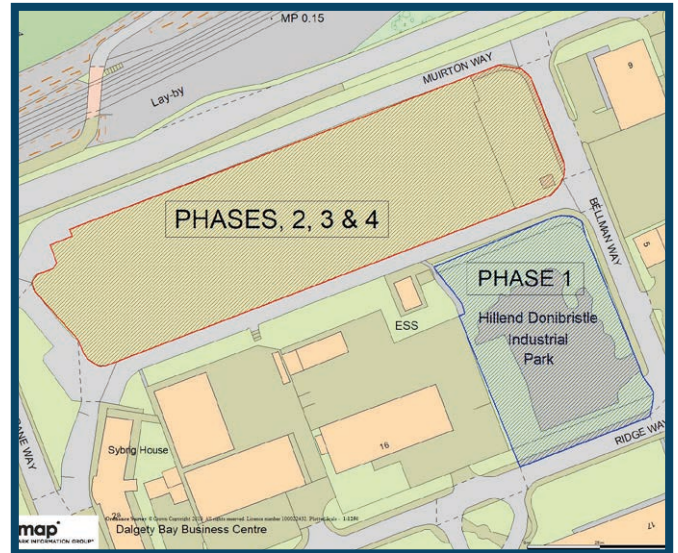
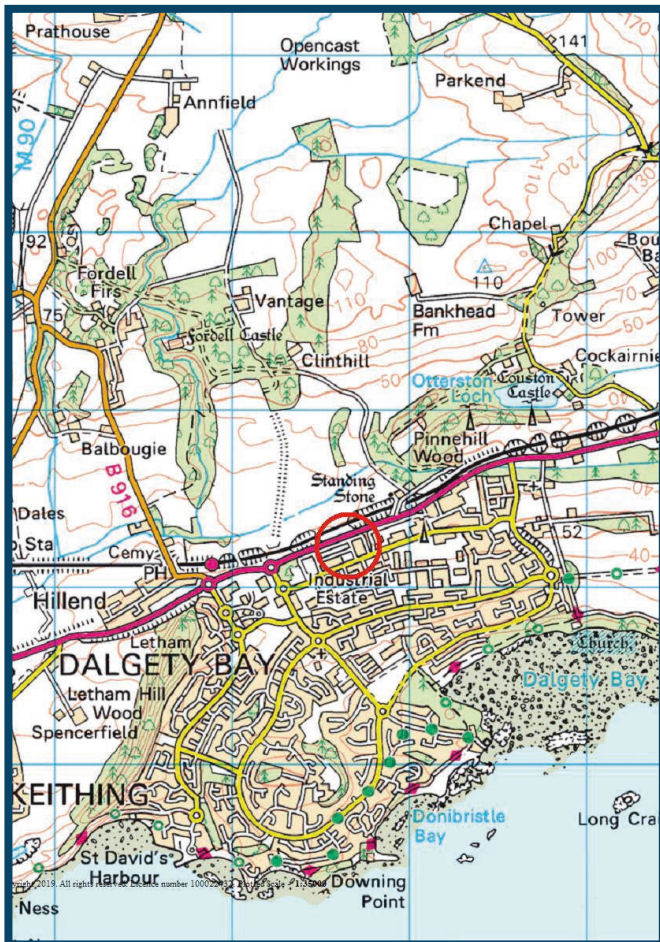
LOCATION:

Dalgety Bay is a small expanding commuter town situated on the north bank of the Firth of Forth, approximately 5 miles south east of Dunfermline. The town has a population of around 12,000 people and benefits from its own mainline railway station providing an attractive commuter location to nearby Edinburgh, which lies approximately 16 miles south east of the subjects.

The nearby town of Dunfermline provides the main principle commercial centre for the West Fife area, again with an expanding population now exceeding 50,000 persons. This area of West Fife is important as a strategic location, lying a few miles north of the and Forth Rail Bridge and the new Queensferry Crossing adjacent to the M90 motorway.

The subjects are located on the corner of Bellman Way and the primary Ridge Way providing a prominent road frontage and excellent passing trade. Phases 2, 3 and 4 will be located behind the front facing phase 1 but will benefit not only from frontage to Bellman Way but to the primary A921 coastal route linking the Queensferry Crossing, M90 with Kirkcaldy

The location of the development is detailed on the undernoted plan.

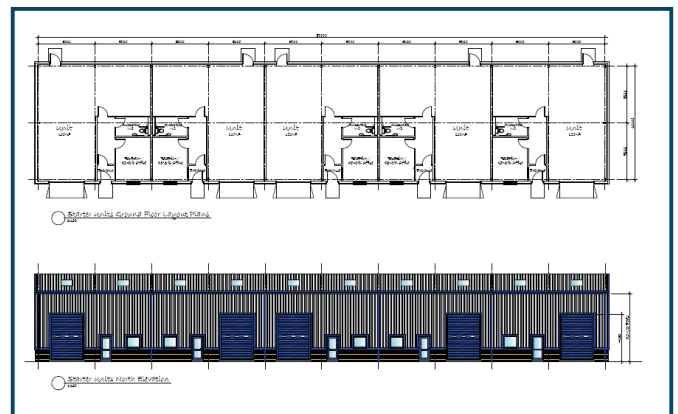


DESCRIPTION:

The subjects comprise a new development incorporating a number of industrial, trade counter, office and retail units.

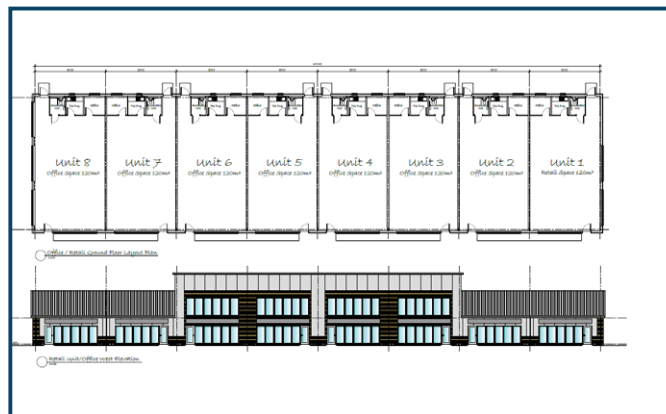
Phase 1 will consist of starter units/trade counter premises, arranged in two terraced blocks, around a shared yard/parking area and extending to between 1000-1500 sq.ft each.

Phases 2 & 3 comprise similar units but will be contained within a further 4 terraced blocks, again all located around a shared yard/parking area.



The final Phase 4 will comprise the office and retail section of the development with access to be taken separately from Cochrane Way. These units will be of a similar design to the industrial being terraced in nature but benefiting from their own dedicated parking to the front.

All units provide exceptional flexibility and can be readily adapted to suit the incoming occupiers size and fit out requirements.



ACCOMMODATION:

Each of the units extends to between 1000-1500 sq.ft, however, they provide excellent flexibility to expand dependent upon an incoming occupiers requirement.

ASSESSMENT:

The subjects will require to be assessed for Rating purposes upon their completion.

PRICE:

Offers are invited for the sale of the individual units. Please contact the marketing agents for further information.

RENTAL:

Rental rates can be provided by the marketing agents on application.

LEASE TERMS:

The subjects will be offered on normal Full Repairing and Insuring Terms for a period to be negotiated incorporating Rent Reviews at appropriate intervals.

VAT:

All prices quoted are exclusive of any VAT.

ENTRY:

Entry can be given on completion of missives.

VIEWINGS:

All viewings must be accompanied and arranged via the Marketing Agents.

ENERGY PERFORMANCE CERTIFICATE:

EPC's will be made available on completion of the individual units.

REFERENCE:

LN/ESA1741

DATE OF PUBLICATION:

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CONTACT:

27 Canmore St,
Dunfermline
KY12 7NU

01383 621262

Email: leigh.nisbet@dmhall.co.uk
Duncan.fraser@dmhall.co.uk
fifeagency@dmhall.co.uk

The plans shown are indicative of site area and should not be relied upon for any other purpose.

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