



# Belleknowes

## Industrial Estate

**TO LET** - MID-TERRACED TWO BAY INDUSTRIAL PREMISES (TO BE REFURBISHED)

UNIT 27 & 28 BELLEKNOWES INDUSTRIAL ESTATE | INVERKEITHING | FIFE | KY11 2HZ

[www.belleknowesindustrialestate.co.uk](http://www.belleknowesindustrialestate.co.uk)



# Unit

# 27/28

**Industrial/storage premises with offices**

**Prominent location adjacent to  
Junction 1 of the M90 motorway**

**0.5 miles from the Forth Road Bridge  
and the Queensferry Crossing**

**Size: 1,619 sq m (17,429 sq ft)**

## Location

Belleknowes Industrial Estate is one of the best located industrial locations in Fife being only half a mile from the Forth Road Bridge and the new Queensferry Crossing. The estate is situated on Junction 1 of the M90 and accessibility to the major cities in Scotland would be difficult to beat. The nearest railway station is at Inverkeithing which is within walking distance and provides direct service to Dunfermline and Edinburgh and is also situated on the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) drive away and the centre of Edinburgh is less than 30 minutes. The Port of Rosyth is 2 miles to the south west and provides a ferry service to continental Europe.

## Drive Times

<b>Forth Road Bridge</b>	2 mins	<b>Kirkcaldy</b>	25 mins
<b>Edinburgh City Centre</b>	20 mins	<b>Perth</b>	30 mins
<b>Dunfermline</b>	15 mins	<b>Glasgow</b>	45 mins
<b>Aberdeen</b>	2 hours	<b>Manchester</b>	4 hours

## Description

This is good quality mid-terraced industrial premises with car parking to the front and good visibility onto the M90 (Edinburgh - Perth) motorway. The loading doors are to the rear where there is a concrete forecourt area and further car parking if required. The minimum eaves height is 6m and the roller shutter doors at the back are 4.5m wide by 5m high. This is a double unit with toilet facilities to the front and supporting office/reception facilities the configuration of which is to be confirmed as part of the refurbishment programme.

This property is shortly to be refurbished and a specification of the works to be carried out can be provided on request.

## Accommodation

We estimate the gross internal area of the accommodation to be 1,619 sq m (17,429 sq ft).

## Terms

The property is available on terms to be agreed. For further details please contact the marketing agents noted below. VAT will apply on all costs related to the leasing of the unit.

## Rateable Value

The rateable value for the property is as follows: RV:£70,750

## EPC

A copy of the energy performance certificate is available on request.



## Viewing and Further Information

For further information about this property and to arrange a viewing please contact the following:

**Neil McAllister**

E: neil.mcallister@ryden.co.uk

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**Finlay Miller**

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0131 225 6612

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared June 2018.

