

**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



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**

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

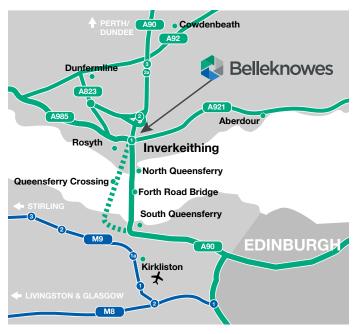
The rateable value for the property is as follows: RV:£70,750

## **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** 

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