

INDUSTRIAL UNIT TO LET

UNIT 23

BELLEKNOWES INDUSTRIAL ESTATE, INVERKEITHING
KY11 1HZ



**C. 7,000 SQ FT (650 SQ M) WITH YARD AND
DEDICATED CAR PARKING**

EXCELLENT LOCATION ADJACENT TO J1 OF THE M90
AND 1/2 MILE FROM FORTH ROAD BRIDGE AND THE
QUEENSFERRY CROSSING

Location

Belleknowes Industrial Estate is one of the best industrial locations in Fife being only half a mile from the Forth Road Bridge and Queensferry Crossing.

The estate is situated on Junction 1 of the M90 with good accessibility to the major cities in Scotland. Dunfermline and Kirkcaldy are c. 20 minutes drive away with Dundee being c. 50 minutes

Specification

- Steel portal frame with insulated cladding
- Minimum eaves height of 6m rising to 8m
- Insulated roof with translucent panels providing daylight
- LED lighting
- Vehicular access to unit via roller door
- 3 phase power



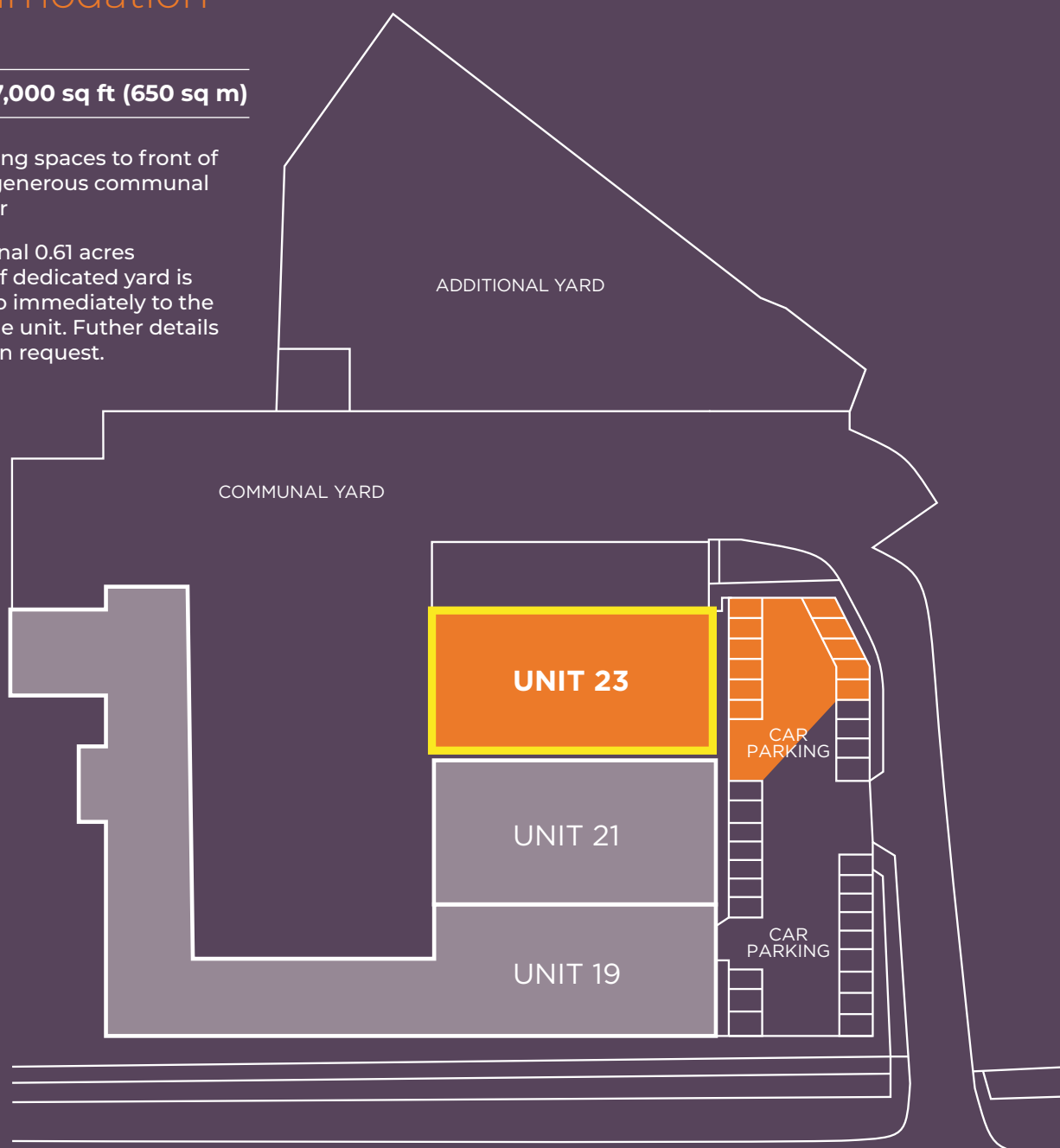


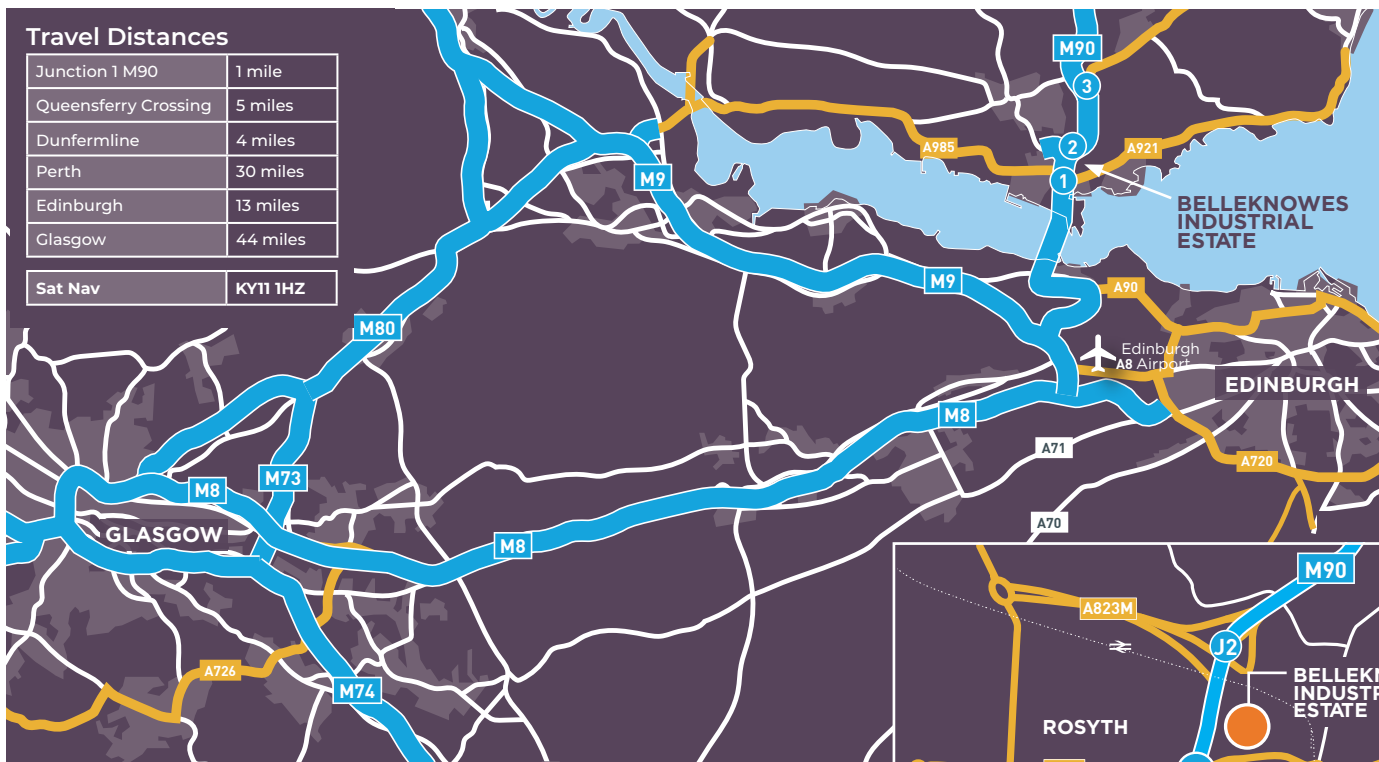
Accommodation

Unit Area

Unit 23: c. 7,000 sq ft (650 sq m)

- 11 car parking spaces to front of unit with generous communal yard to rear
- An additional 0.61 acres (0.25 ha.) of dedicated yard is available to immediately to the north of the unit. Further details available on request.





Rateable Value

According to Scottish Assessors, the property has a current Rateable Value of £58,250.

EPC

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

Quoting Terms

Our client is seeking to let the unit at £59,500 per annum on FRI terms to be agreed. Further information is available from the letting agent.



Viewing And Further Information

For further information or to arrange a viewing please contact:



Lewis Pentland

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