

# INDUSTRIAL



## TO LET/MAY SELL INDUSTRIAL UNIT WITH SECURE YARD

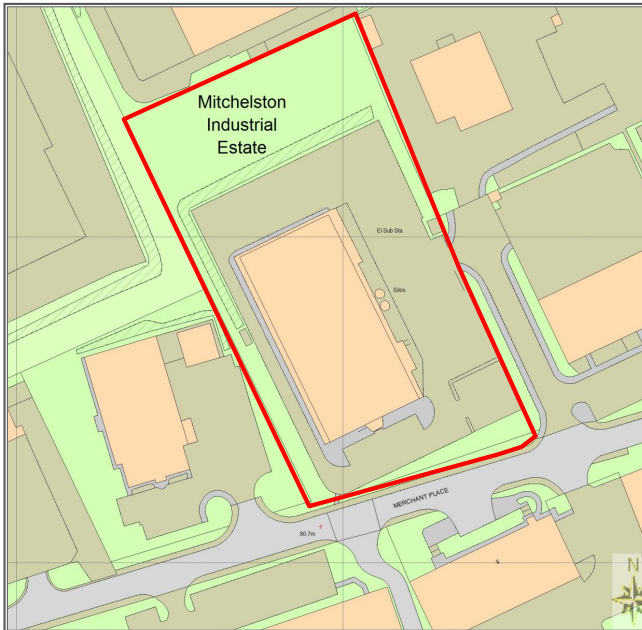


**1 MERCHANT PLACE  
MITCHELSTON INDUSTRIAL ESTATE  
KIRKCALDY, KY1 3NJ**

**1,852.33 M<sup>2</sup> (19,939 FT<sup>2</sup>) UNIT  
c.2.5 ACRES SECURE SITE**

Andrew Reilly Associates Ltd  
31 Rutland Square, Edinburgh,  
EH1 2BW

**0131 229 9885**



- **SUITABLE FOR A VARIETY OF COMMERCIAL/ INDUSTRIAL OCCUPIERS**
- **EXCELLENT LINKS TO THE A92 DUAL CARRIAGEWAY, M90 MOTORWAY & QUEENS FERRY CROSSING**
- **SITUATED ON A SITE OF APPROXIMATELY 2.5 ACRES**
- **EXTENSIVE SECURE YARD & CAR PARKING**
- **3-PHASE POWER**

### Location

Kirkcaldy, with a resident population of approximately 50,000 people, lies in a central position within Fife some 7 miles south of Glenrothes and 14 miles north of Dunfermline. The town benefits from excellent road and rail links with the railway station part of the Aberdeen to London east coast main line.

Merchant Place is located within Mitchelston Industrial Estate, the main commercial industrial park within Kirkcaldy lying approximately 2 miles north of Kirkcaldy town centre adjacent to the A92 dual carriageway, the principal arterial route through Fife between Dunfermline and Dundee, providing an excellent link to the M90, the Queensferry Crossing and thereafter the Scottish motorway network. Edinburgh International Airport is approximately 30 minutes' drive from Mitchelston Industrial Estate.

Mitchelston Industrial Estate, now offers mixed use accommodation to a variety of occupiers including Asda, McDonald's, Arnold Clark, Flexspace, Fife Council (Incubator Centre), Smith Anderson, Havelock Europa and QAS Copak.

### EPC

The units will be assessed on completion of the refurbishment and EPC provided on request.

### Description

Formerly operated as a bakery, the property is a modern industrial unit of steel frame construction suitable for a variety of uses.

The unit requires refurbishment and is situated within a secure site extending to approximately 2.5 acres and canopy-covered dock levelled loading facilities are located to the eastern elevation.

### Accommodation

The property has been inspected and the following areas have been calculated in accordance with the RICS Property Measurement Guidance (2nd Edition):

	Sq M	Sq Ft
Industrial Unit	1,852.33	19,939

### Rating

The property is presently entered in the Valuation Roll as a bakery with a rateable value of £95,750 and may require to be reassessed for rating purposes on completion of the refurbishment works.

### Terms

The units are available to let on a full repairing basis for a term to be agreed. Alternatively, offers for the purchase of our client's heritable interest may be considered. Further details are available on application to the sole letting agents.

### Further Information:

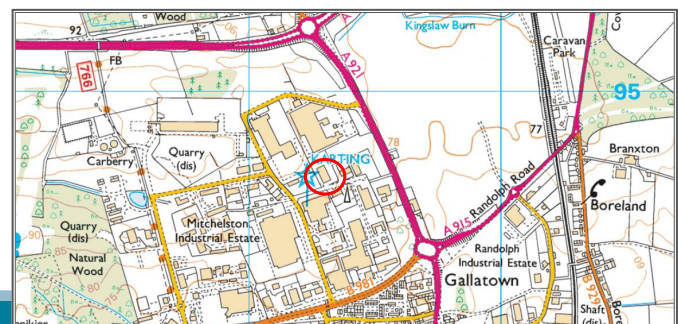
For further information and to arrange viewings please contact the sole marketing agents:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.