



**INDUSTRIAL/
OFFICE AND YARD**

DM HALL
CHARTERED SURVEYORS



TO LET

INDUSTRIAL/OFFICE AND YARD PREMISES

The Avenue, Lochgelly, Fife, KY5

Good specification newly constructed industrial/office premises

Excellent location near to A92/M90 transport links

Gross internal area approx. 579.19 sq m (6,235 sq ft)

Rental offers of £40,000 per annum exclusive invited



dmhall.co.uk

Commercial Department
27 Canmore St, Dunfermline KY12 7NU
01383 604100

LOCATION:

The subjects are located within the established Avenue Industrial Park in Lochgelly, a town in West Central Fife, and lie in close proximity to the east regionally A92 road providing excellent dual carriageway links to central Scotland’s motorway network. Lochgelly benefits from railway connections on the Fife Circle Line leading into Edinburgh with a main line station located nearby at Inverkeithing.

The premises lie towards the north western extent of the industrial estate and enjoy a secure well proportioned and prominent site.



DESCRIPTION:

The subjects comprise a newly constructed modern industrial building of steel portal frame construction clad in insulated panels to both walls and roof.

Internally, its arranged to provide a large open plan warehouse/workshop space with a good provision of modern and high specification office space benefitting from some glazed sections providing excellent natural light. The warehousing element also benefits from good vehicular access by an electrically operated up and over roller door.

It also benefits from a concrete surfaced yard which is fully enclosed by steel palisade fencing.

ACCOMMODATION:

We have calculated that the subjects extend to a gross internal area of:

573.19 sq m (6,235 sq ft)

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

RATEABLE VALUE:

The subjects have been recently constructed and are not entered in the valuation roll and this will require to be assessed by the local authority assessor upon occupation.

RENTAL:

Rental offers of £40,000 per annum, exclusive, are invited.

LEASE TERM:

The subjects are offered on a standard full repairing and insuring lease for a period to be negotiated and to incorporate rent reviews at appropriate intervals.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
Fife
KY12 7NU

Tel: 01383 604100 (Agency Department)
Fax: 01383 621282

EMAIL: duncan.fraser@dmhall.co.uk
leigh.nisbet@dmhall.co.uk
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA

Date of publication: Jan 2019

IMPORTANT NOTE

DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients’ solicitors.