

TO LET

WAREHOUSE STORAGE

FORMING PART OF A BUSY LEVEN
INDUSTRIAL ESTATE

INDIVIDUAL UNITS FROM CIRCA
460 SQ.FT – 184,875 SQ.FT

BUILDINGS AND LAND AVAILABLE
ON A SINGLE OR MULTIPLE LOT
BASIS

FLEXIBLE LEASE TERMS
AVAILABLE

RENTS FROM £2.50 PSF



BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD

CONTACT:

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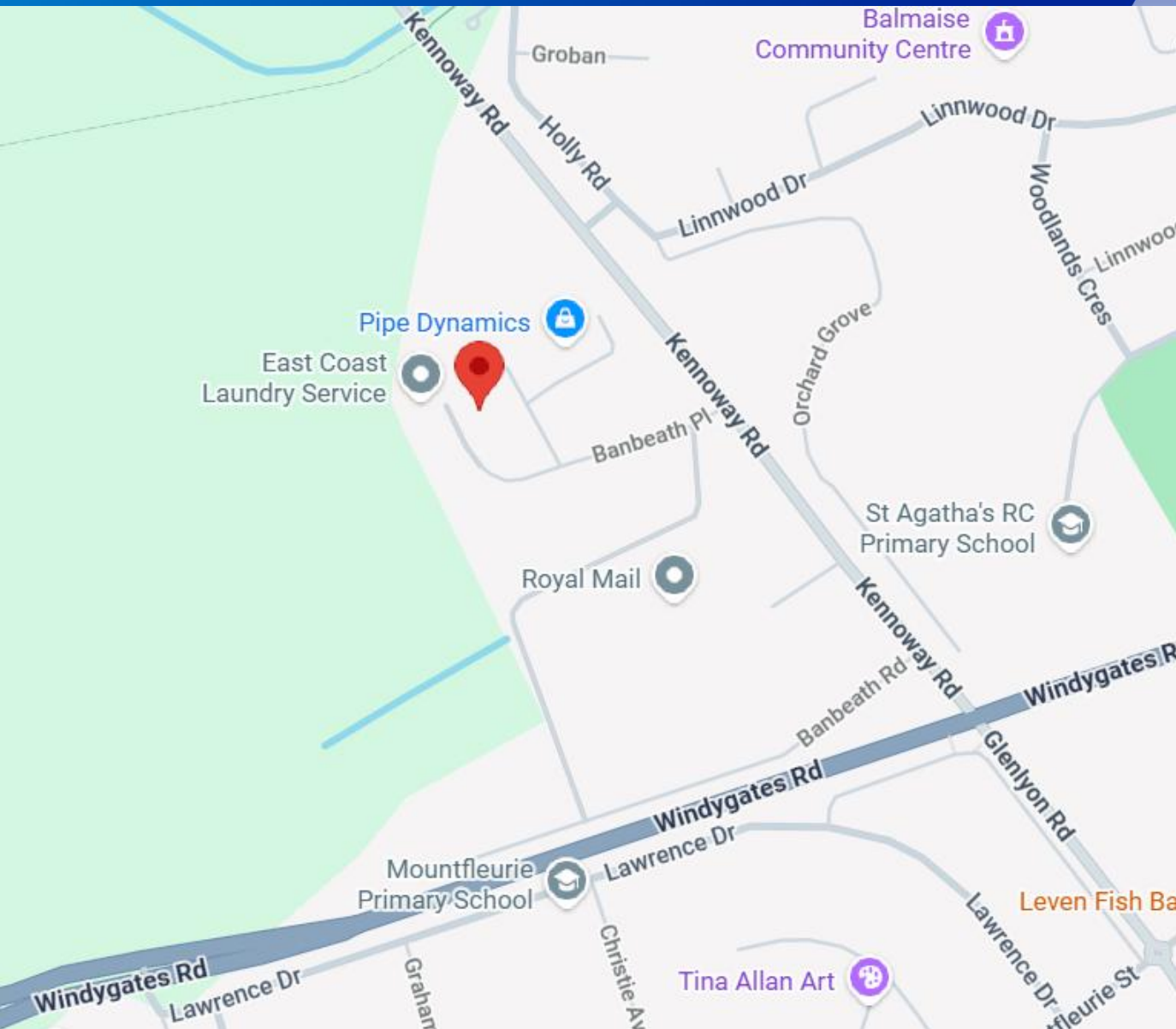
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Location

BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD



LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

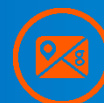
There are good road links to the area with the A92 link road approximately 12 km (7.5 miles from the subject property). This link provides dual carriageway access to the Scottish motorway network.

There is also a regular bus service to the area and surrounding centres of employment.

The town of Leven provides good transport, shopping and educational facilities. A new rail station linking Leven with the regional railway network has now opened.



WHAT 3 WORDS



GOOGLE MAPS



Schedule

BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD

Unit No.	Sq.M.	Sq.Ft.	Rent Per Annum
Unit 1	56.3	606	£5,000
Unit 2	88.5	953	£8,000
Unit 3	54.8	590	£5,000
Unit 4	54.8	590	£5,000
Unit 5	83.9	903	£7,500
Unit 6	95.5	1,028	£8,500
Unit 7	39.3	423	£3,500
Unit 8	39.3	423	£3,500
Unit 9	39.3	423	£3,500
Unit 10	63.5	684	£5,500
Unit 11	1,020	10,979	£27,500
Unit 12	1,116	12,021	£30,000
Unit 13	466.5	5,022	£15,000
Unit 14	108.3	1,166	£8,000
Unit 15	115.1	1,239	£8,500
Unit 16	823.2	8,861	£26,500
Unit 17 (2 Storey Office)	939.2	11,110	£45,000
Unit 18	874.9	9,417	£28,500
Unit 19	250.7	2,699	£13,500
Unit 20	284.9	3,076	£15,500



Schedule

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Unit No.	Sq.M.	Sq.Ft.	Rate Per Sq. Ft.
Unit 21	251.6	2,708	£13,500
Unit 22	760.2	8,183	£25,000
Unit 23	1,168.2	12,574	£50,000
Unit 24	37.3	402	£3,500
Unit 25	37.4	402	£3,500
Unit 26	443.5	4,773	£20,000
Unit 27	270.5	2,911	£9,000
Unit 28	589.2	6,342	£20,000
Unit 29	510.7	5,497	£16,500
Unit 30	583.8	6,284	£19,000
Unit 31	502.5	5,409	£16,500
Unit 32	1,187.3	12,780	£32,000
Unit 33	832.9	8,966	£27,000
Unit 34	829.7	8,930	£27,000
Unit 35	831.2	8,947	£27,000
Unit 36	835.3	8,991	£27,000
Total Accommodation	17,175.7	184,875	
Total Yard Space	14,284.7	153,760	
Redevelopment Area	12,423.8	133,729	



Description

BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD



DESCRIPTION

The subjects comprise a substantial industrial complex, consisting of a range of industrial and warehouse buildings located on a site extending to roughly 16 acres.

The buildings range from the 1960s to 1980s and have since been refurbished/extended where appropriate.

The eaves height throughout each unit varies from 3 metres to 7.5 metres.

The remainder of the site comprise a concrete surface yard and areas as well as an area of potential development land.



Site Plan

BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD





SERVICES

We understand the site is connected to mains supplies of water and electricity, with drainage assumed to run into the public sewer.

PLANNING

We assume the subjects are registered for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, there is scope for a broad spectrum of alternative commercial use and redevelopment, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with the Fife Council.

RATEABLE VALUE

Rateable Values for each individual unit / plot available on application. Some units will require to be reassessed.

RENT & LEASE TERMS

The subjects are available to let from £ psf.

Offers will be considered on a single and multiple lot basis.

Leasehold occupation will be on a Full Repairing and Insuring (FRI) basis for a flexible term incorporating a regular review pattern.

VALUE ADDED TAX

Interested parties are advised to satisfy themselves independently as to the incidence of Value Added Tax.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPCs will be provided upon specific request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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