

REFURBISHED INDUSTRIAL UNITS TO LET

UNITS 21-23

BELLEKNOWES INDUSTRIAL ESTATE, INVERKEITHING
KY11 1HZ



UNIT 21: 6,759 SQ FT (628 SQ M)

UNIT 23: 7,750 SQ FT (720 SQ M)

COMBINED: 14,509 SQ FT (1,348 SQ M)

PRIVATE YARD AVAILABLE

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.

The nearest rail services are available at Inverkeithing Station. Edinburgh Airport is approximately 8 miles (20 minutes) away and the centre of Edinburgh is less than 30 minutes. Dundee and Glasgow are both less than 1 hour's drive time, whilst Aberdeen can be reached within 2 hours. The Port of Rosyth is 2 miles to the south-west and provides a ferry service to continental Europe.

Specification

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





Potential Sizes

Unit Areas

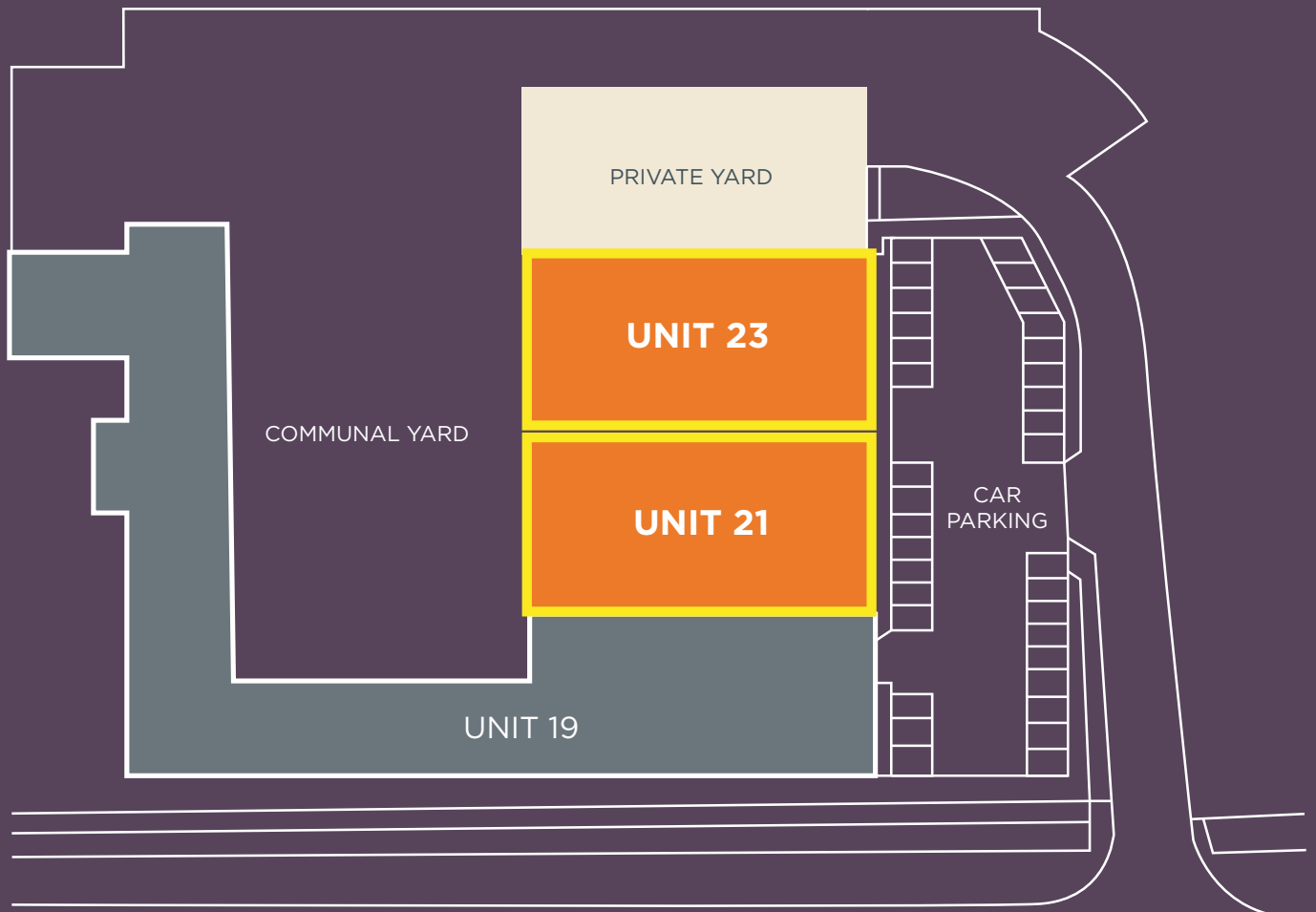
Unit 21: 6,759 sq ft (628 sq m)

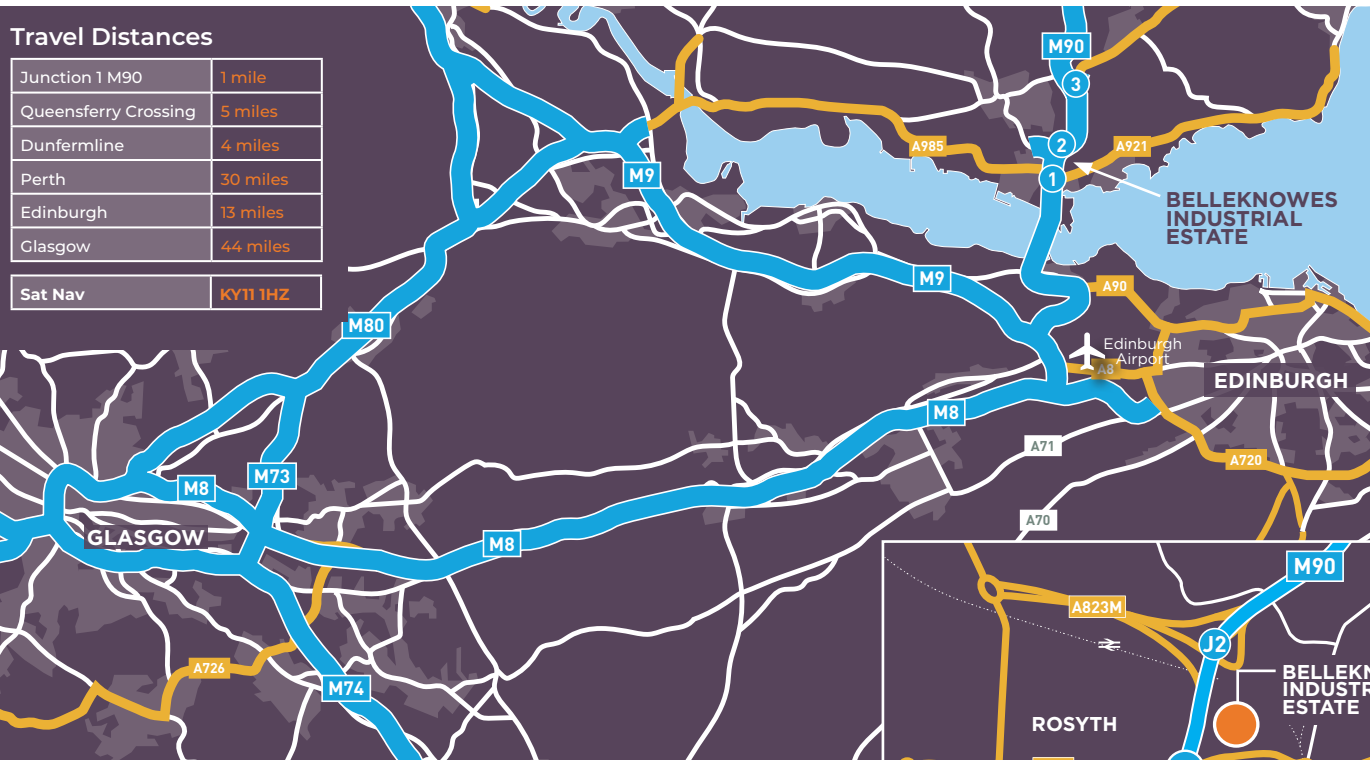
Unit 23: 7,750 sq ft (720 sq m)

Units 21 & 23 Combined: 14,509 sq ft (1,349 sq m)

Yard Area

Private Yard: 8,000 sq ft (743 sq m)





Rateable Value

The Rateable Values are being assessed following the completion of refurbishment. Further details are available from the letting agents.

EPC

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

Quoting Terms

Our client is seeking to let the unit(s) on FRI terms to be agreed. Further information is available from the joint agents.



Viewing And Further Information

For further information or to arrange a viewing please contact:

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Burns & Shaw
 Property Consultants
0131 315 0029

Colliers
 INTERNATIONAL

0131 240 7500

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