

# INDUSTRIAL UNIT

**ara**  
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**TO LET**

## STORAGE/WAREHOUSE UNIT

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

- 107.82 SQ M (1,160 SQ FT)
- 5M ELECTRIC ROLLER SHUTTER DOOR
- SECURE SHARED YARD/CAR PARKING
- 5.6M EAVES
- MAY BE ELIGIBLE FOR 100% RATE RELIEF



## 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.

The property 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, Fife Council (Incubator Centre), Smith Anderson and QAS Copak.

## Description

The property comprises a good quality mid-terrace industrial unit of steel framed construction with metal profile cladding to the elevations and pitched roof, incorporating translucent panels. The property benefits from a secured shared yard and car parking provision.

Internally, the property has concrete flooring throughout with pendant LED lighting, 5m electric roller door providing vehicular access and 5.6m eaves height rising to 6m at apex.

## Accommodation

The property has been measured in accordance with RICS Property Measurement (6th Edition) and has the following gross internal areas:

Warehouse	107.82sq m	1,160sq ft
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## Terms

The property is available to let on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

## Rateable Value

The property is entered in the Valuation Roll as warehouse with a rateable value of £7,300 and may be eligible for 100% rate relief.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Energy Performance Certificate

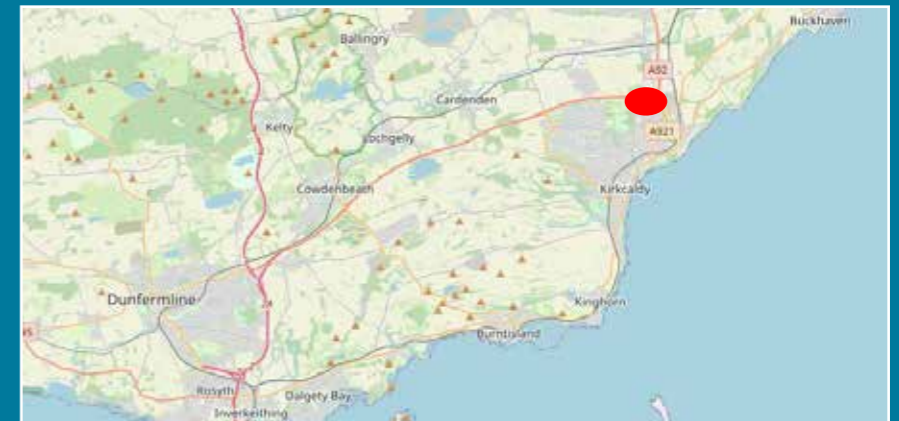
A copy of the EPC can be provided on request.

## Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction however the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

## Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



## Viewing & Further Information

Please contact sole letting 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.