

**TO LET**  
LIGHT INDUSTRIAL BUSINESS UNIT



Unit 3, Midfield Drive  
Mitchelston Industrial  
Estate  
Kirkcaldy  
KY1 3LW

- Modern and Well-Maintained Industrial Unit
- Dedicated and Secure Yard to Rear
- Strategically Positioned in the Northern Perimeter of Kirkcaldy, Fife
- Set Within a Diverse Mixed-Use Area Alongside Complimenting Industrial Users
- Extends to 179.16 sq.m (1,928 sq.ft)



## LOCATION

The subjects lie approximately one mile to the north of Kirkcaldy town centre within a recognised commercial locality considered appropriate for the nature and style of the premises under report. Kirkcaldy itself lies approximately 30 miles to the north of Edinburgh city centre and some 30 miles to the south of Dundee. The property is well located to take advantage of principal transport routes serving the local and larger geographic area.

The unit is contained within a small courtyard development at Midfield Drive within the larger Dunnikier Business Park. This location lies on the periphery of Mitchelston Industrial Estate towards the Northeastern extent of Kirkcaldy.



## DESCRIPTION

The subjects comprise a 2-storey industrial end terraced unit within a modern development of similar type units of brick/block construction with a pitched and tiled roof.

Internally, it has a workshop area with vehicular access with adaptations across the remainder of the ground floor to provide office and staff accommodation.

There is also a first floor which provides additional office areas along with toilet and staff areas.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Area basis:

Industrial Unit — 179.16 SQM, 1,928 SQF

## EPC

Available on request.

## PRICE

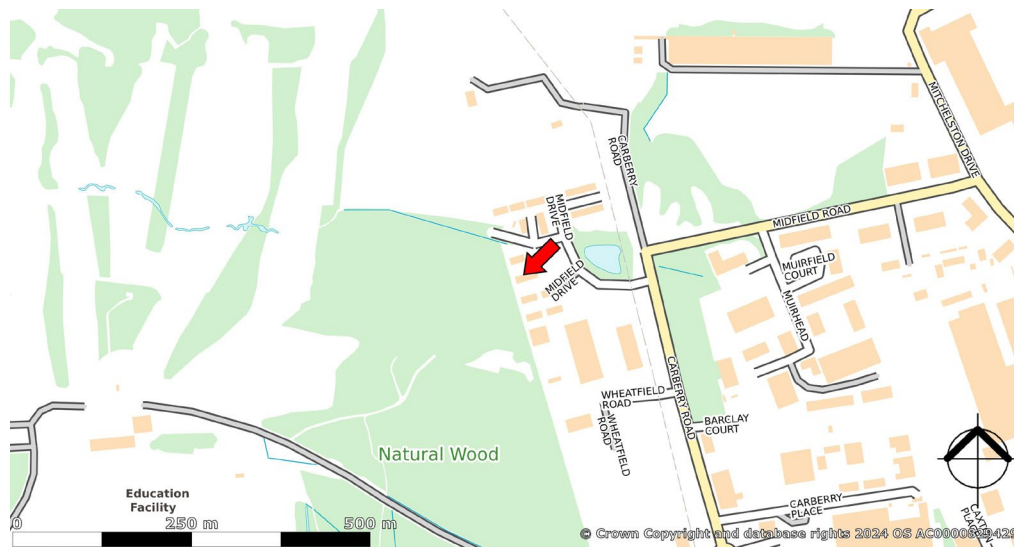
£1,250 Per Calendar Month, exclusive of VAT

## RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry a Rateable Value of £8,100. The subjects may be liable for full relief under the Small Business Bonus Scheme (subject to personal criteria which should be confirmed with the Local Authority).

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.



To arrange a viewing please contact:



**Duncan Fraser**

Director

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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