

On behalf of Fife Group



UNIT 5B FRANCES INDUSTRIAL PARK, WEMYSS ROAD, DYSART, KIRKCALDY, FIFE KY1 2XZ

END TERRACE INDUSTRIAL UNIT



TO LET

- Unit 5B: 510 sq m (5,500 sq ft)
- Suitable for a variety of uses
- Available immediately
- Adjoining yard space available separately



LOCATION

Frances Industrial Park is one of the most modern industrial locations in Fife and is situated within Dysart on the east side of Kirkcaldy. The estate is well situated to serve all areas of Fife and is within 5 minute drive of the Redhouse roundabout which links the A92 dual carriageway with Glenrothes and Dunfermline.

Other occupiers within Frances Industrial Park include Fife Group, CTDI Scotland, McGilvray Printers, PR2 Engineering Ltd, Ten47 Ltd and Lex Products Ltd to name only a few.

DESCRIPTION

The property comprises an industrial unit situated at the entrance to Frances Industrial Park. The building is of a two bay design and has recently been upgraded to provide either storage or production accommodation with vehicle access, three phase power, lighting and toilets.

SIZE

The property provides a Gross Internal Area of approximately 510 sq m (5,500 sq ft).

TERMS

The property is available immediately on a new full repairing & insuring basis for a term to be agreed and a rent of £25,000 per annum plus VAT.



RATEABLE VALUE

We are advised by the local Assessor that the property has a Rateable Value of £15,900 with rates payable (2024/25) of approximately £7,900 per annum. 20% relief on rates payable may be available and interested parties are advised to make their own enquiries.

EPC

A copy of the EPC for the property can be provided on request.

AML

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

FURTHER INFORMATION AND VIEWING

Further information is available on request and viewing can only be arranged on an accompanied basis, contact details below:

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