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WAREHOUSE AND OFFICE UNIT

- > PROMINENT LOCATION IN HILLEN INDUSTRIAL ESTATE
- > YARD / LOADING AREA
- > 634.73 SQ.M (6,832 SQ FT)
- > ASKING RENT - £32,000 PER ANNUM (EXC VAT)

TO LET

12B RIDGE WAY, HILLEN INDUSTRIAL ESTATE, DALGETY BAY, KY11 9JH

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LOCATION

Dalgety Bay is a town in Fife situated approximately 5 miles to the southeast of Dunfermline and 1 mile east of Inverkeithing. The town has a resident population now estimated to be 10,000 and is ideally positioned to benefit from good road links being approximately two miles to the east of the Admiralty junction of the M90 with the Forth Bridges also in close proximity.

The subjects are situated on the north side of Ridgeway which is the principal road through the established Hillend/Donibristle Industrial Estate. The surrounding area is characterized by industrial /commercial units, although towards the western end of Ridge Way there are Asda and Aldi units alongside a retail development with the likes of Screwfix, Dominos, Greggs and Subway in occupation.

DESCRIPTION

The subjects comprise a warehouse and office unit of steel portal frame construction.

The main workshop area has an eaves height of approximately 4m and benefits from a roller shutter door to the eastmost wall with a small secure yard area externally.

Off street parking is included with the subjects for 4/5 cars.

RENT

Rental offers in the region of £32,000 per annum (exc VAT) will be considered for a negotiable term of years.

EPC

Released on application.

RATING

The current Rateable Value is £22,500.

The rate poundage for 2024/2025 is 49.8p.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

MONEY LAUNDERING

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.

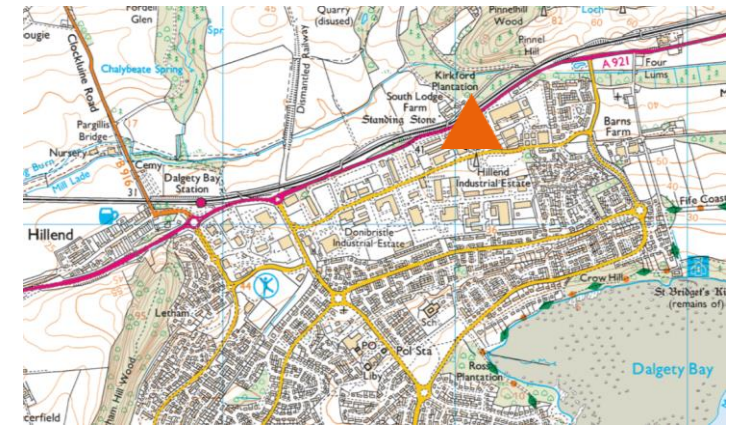
ACCOMMODATION	SqM	SqFt
Warehouse	543.13	5,846
Office	91.6	986
TOTAL	634.73	6,832

The above areas have been calculated on a gross internal area basis in accordance with RICS Property Measurement Guidance (2nd Edition) incorporating the RICS Code of Measuring Practice (6th Edition).

VAT

All prices, premiums and rents quoted are exclusive of VAT which may be applicable

12B RIDGEWAY, HILLEND, DALGETY BAY



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

Shepherd Chartered Surveyors 8 Pitreavie Court, Dunfermline, KY11 8UU, 01383 722337

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