



UNIT 7

BELLEKNOWES INDUSTRIAL ESTATE
INVERKEITHING
FIFE KY11 1HY

Belleknowes

INDUSTRIAL ESTATE

TO LET - INDUSTRIAL/TRADE UNIT



UNIT 7

322 sqm (3,466 sq ft)

Prominent location within the estate and adjacent to M90

One mile from the Queensferry Crossing and 20 minutes to Edinburgh city centre

Suitable for industrial or trade use

Available for early occupation

LOCATION

Belleknowes Industrial Estate is recognised as the best located industrial location in Fife being only 1 mile from the Queensferry Crossing and 20 minutes' drive from Edinburgh city centre. The estate is situated on Junction 1 of the M90 and accessibility to the major cities in Scotland would be difficult to beat. The nearest rail services are available at Inverkeithing Station, which is on both the local Fife network and also the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) and the Port of Rosyth is 2 miles to the south west. Other drive times include:

Queensferry Crossing	5 mins	Kirkcaldy	25 mins
Edinburgh City Centre	20 mins	Perth	30 mins
Dunfermline	15 mins	Glasgow	45 mins



DESCRIPTION

This is a prominent unit within the estate being situated on the main access road. The accommodation is to be refurbished and will be arranged internally to provide mainly production, trade or storage space with supporting facilities. The minimum eaves height is 6m and the roller shutter door is 4.5m wide by 5m high.

A summary of the refurbishment specification is available on request. An indicative timescale for completion of the works can also be provided.

ACCOMMODATION

We estimate the gross internal area of the accommodation to be 322 sqm (3,466 sq ft).



TERMS

The property is available on terms to be agreed. For further details please contact the marketing agents noted below. VAT will apply on all costs related to the leasing of the unit.

RATEABLE VALUE

The property is assessed for rating purposes as follows;

RV: £18,400

EPC

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

ANTI-MONEY LAUNDERING

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.



VIEWING AND FURTHER INFORMATION

For further information about this property and to arrange a viewing please contact the following:

Neil McAllister

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Cameron Whyte

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared January 2026.



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