

TO LET / FOR SALE

INDUSTRIAL UNITS & OFFICES

RIDGE WAY

DONIBRISTLE INDUSTRIAL ESTATE
DALGETY BAY | FIFE | KY11 9JN

Ground floor industrial units

Self contained first floor offices

Available to lease or purchase

Suitable for a variety of uses

Available immediately



LOCATION

DALGETY BAY IS AN AFFLUENT, STRATEGICALLY LOCATED TOWN IN FIFE, 17 MILES NORTH EAST OF EDINBURGH AND 2 MILES EAST OF JUNCTION 1 OF THE M90 (EDINBURGH – PERTH) MOTORWAY.

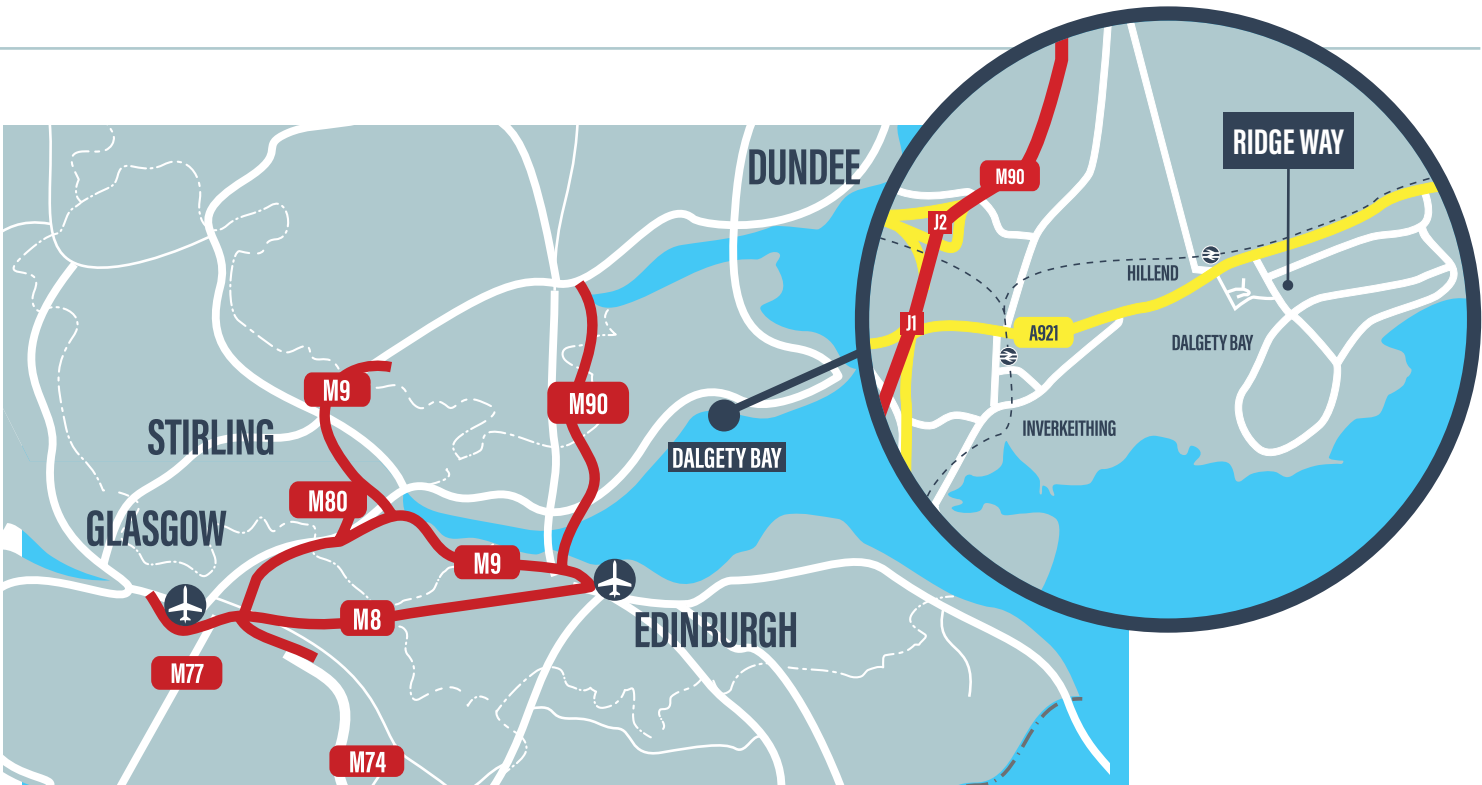
The Forth Road & Rail Bridges and The Queensferry Crossing are 4 miles away providing excellent transport links to the M8 / Central Belt and Scotland’s four major cities.

Hillend & Donibristle Industrial Estate (HADIE) is positioned to the north of the town centre and is the principal industrial estate serving the area. The estate is home to major occupiers including Rolls-Royce and Ingenico.

The subjects are in close proximity to The Gateway retail development (tenants include Screwfix, Greggs, Subway, and Dominos) a new Aldi supermarket and a Costa coffee drive thru with gym (in planning). B&M have applied for planning permission for a new store and garden centre at the site of the old Dobbies garden centre nearby.

The Council have also recently developed new industrial units in the vicinity (extending to 8,700 sqft) which are fully let and there are now plans to develop eight more units on an adjacent site due to the demand.

Plans have also recently been lodged for a new luxury care home development on Harbour Way.



TRAVEL TIMES FROM DALGETY BAY

Destination	Road	Rail	Distance
Queensferry Crossing / M90	10 mins	N/A	4 miles
Edinburgh Airport	20 mins	30 mins	13 miles
Edinburgh Haymarket	30 mins	23 mins	15 miles
Glasgow	50 mins	1 hr 20 mins	53 miles
Dundee	55 mins	1hr 10 mins	50 miles
Aberdeen	2 hrs	2hrs 30 mins	115 miles



Fife is home to 371,400 people making it a significant contributor to the Scottish economy



Annual business turnover of c.£13 billion, Supporting over 10,000 businesses and around 150,000 jobs



Significant local occupiers include Babcock, Forth Ports, Sainsbury’s Bank, BAE Systems, Ingenico, Amazon and Rolls-Royce





RIDGE WAY OCCUPIES A PROMINENT POSITION AT THE ENTRANCE TO DONIBRISTLE INDUSTRIAL ESTATE, ADJACENT TO ALDI, ASDA AND THE GATEWAY RETAIL DEVELOPMENT.

The estate comprises 5 blocks/terraces of flexible office, industrial/workshop space of late 80's early 90's construction.

Blocks 10 & 22 at the front of the estate comprise 2 storey offices. Blocks 20 & 21 comprise 2 storey buildings with industrial on the ground floor and offices at first floor level. Block 19 comprises a single storey terrace of industrial units.

Each block benefits from a good supply of car parking and there is potential to increase the parking/yardage provision:

- Vehicular access doors (industrial units only)
- 3 Phase electricity supply
- Gas supply
- WC facilities
- Ample parking spaces



ACCOMMODATION

UNIT	DESCRIPTION	AREA SQ FT	TENANT
Block 10	Ground floor office/workshop	1,895	Occupied
Block 10 Unit A	Ground floor offices	1,940	Vacant
Block 10 Unit B	First floor office/studio	2,000	Occupied
Block 10 Unit C	First floor offices	1,800	Occupied
TOTAL		7,635	
Block 20 Unit 1	Ground floor industrial/workshop	1,050	Vacant
Block 20 Suites 1-3	First floor offices	1,500	Vacant
Block 20 Suite 4	First floor offices	550	Vacant
Block 20 Unit 2	Ground floor industrial/work shop	995	Occupied
Block 20 Unit 3	Ground floor industrial/work shop	866	Occupied
TOTAL		7,635	
Block 21 Unit 1	Ground floor industrial/workshop	2,804	Vacant
Block 21 Unit 2	Ground floor industrial/work shop	2,416	Vacant
Block 21 Suites 1, 2 & 3	First floor offices	1,725	Vacant
Block 21 Suite 4	First floor office	525	Vacant
Block 21 Suite 5 & 6	First floor office	1,410	Vacant
TOTAL		8,880	
Block 22	Stand-alone 2 storey office	4,121	Vacant
TOTAL		4121	



GROUND FLOOR OFFICE BLOCK 22



INDICATIVE INDUSTRIAL INTERNAL PHOTO WITHIN BLOCK 21

TERMS

The properties are available to lease for a rent and term to be agreed. Consideration will also be given to the sale of individual blocks. For a copy of the latest availability schedule please contact the joint agents.

BUSINESS RATES

The tenant will be responsible for payment of the business rates payable. Small Business Rates Relief may be available and interested parties are advised to make their own enquiries with the local Assessor.

EPC

Available on request.

VAT

VAT will be payable on the rent and purchase price.

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