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7C, CROSS WAY

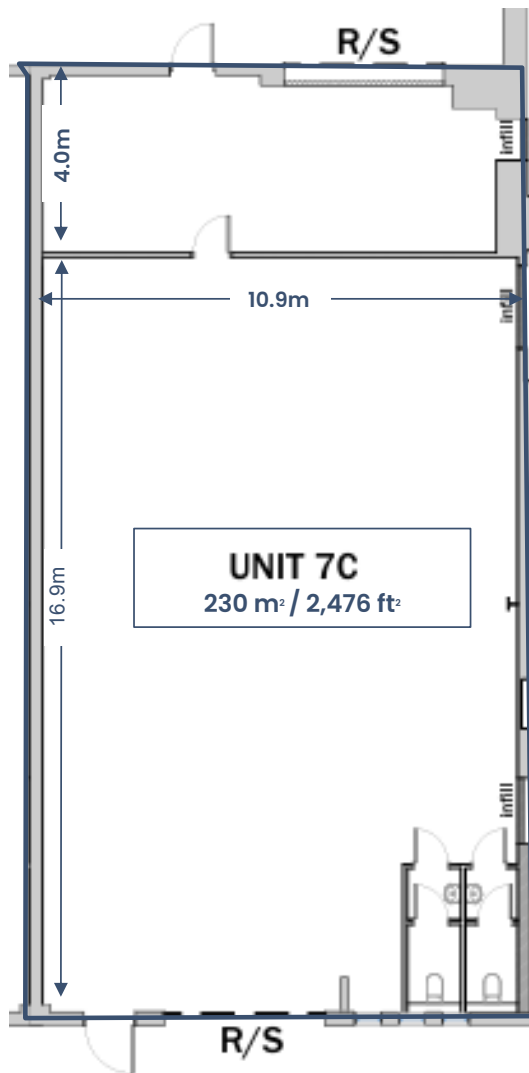
Donibristle Industrial Estate,
Dalgety Bay, KY11 9JE

Warehouse / Workshop – May Suit Other Uses

To Let : 230 m² (2,476 ft.²)



FLOOR PLAN



1

The unit will be separated from the adjoining unit.

A roller door is positioned behind the rear wall.

This wall can be removed.



Click on numbers to see marker depiction

SITUATION

Situated within Hillend & Donibristle Industrial Estate at the north east side of Dalgety Bay, the property is extremely well located only 220m from the A921, 2.5 miles from the M90 and 5 miles north of Edinburgh. Neighbouring occupiers include BAE Systems, SIPS Industries, MIHAUS and Allan Corfield Architects.

DESCRIPTION

The Property is situated within a terraced row of light industrial units. It has a dedicated tarmac surfaced loading area to the front and an area within the shared access yard to the rear. Vehicular access is provided via roller shutter doors with separate pedestrian entrances. Internally, the property provides warehouse/workshop accommodation with WC's.

SPECIFICATIONS



Roller shutter door



Parking to front & rear



Excellent connectivity



Existing WC facilities

PERMITTED USE/PLANNING

Our client is willing to consider all potential uses on their merits. Parties should satisfy themselves with regard to planning for their intended use.

LEASE TERMS

The property is available for lease for a duration and on terms to be agreed. The quoting rent is from £20,000 per annum depending on lease length and terms.

BUSINESS RATES

TBC - The Rateable Value requires to be assessed upon completion of the separation works. However we estimate it will be approx. £17,100.

LEGAL COSTS

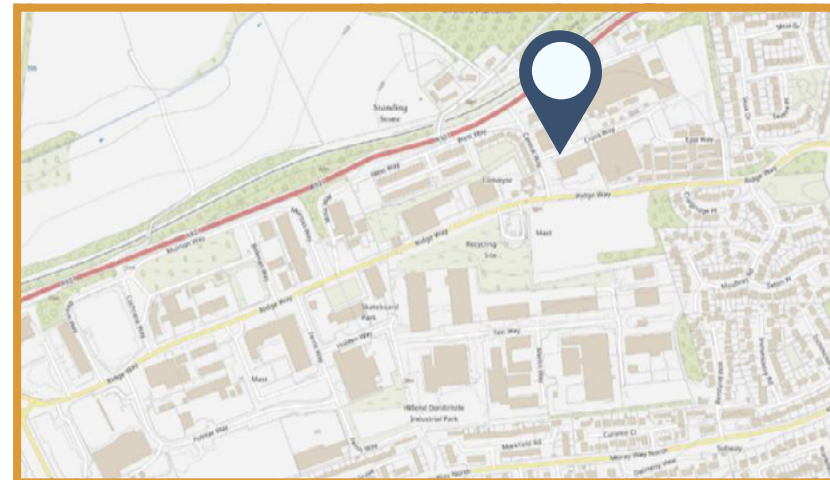
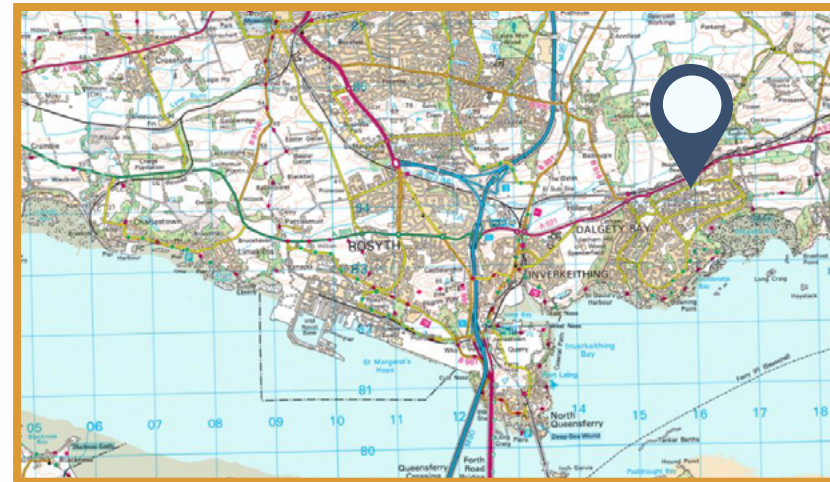
Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

SATNAV

Postcode is KY11 9JE What 3 Words: **///proof.taken.treatment**

VAT

The premises are elected for VAT, which will be charged on the rent and service charge.



Viewings/More Information

All enquiries to the joint letting agents:

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SUMMARY

Specification: Terraced industrial workshop, with roller doors front & rear, internal roof height 4.1 m

Availability: Immediately

Rent: From £20,000 pa

Size: 2,476 ft²

EPC: Upon Request

Rateable Value: Est £17,100

Legals: Each Party to pay their own costs

Viewings: by arrangement with the Joint Agents

****Can be combined with Units 7D and 7E to create a unit extending to 10,076 ft.**

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co nor JLL have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co / JLL have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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