

Mitchelston Industrial Estate

Midfield Court, Kirkcaldy, Fife,
KY1 3PS

Workshop / Industrial Units to let
1,330 sq ft – 2,181 sq ft



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1,330 sq ft – 2,181 sq ft



Newly refurbished



Flexible terms



Communal yard



Car parking



Three-phase electricity



Potential business
rates relief

This modern development of industrial and workshop units is arranged over 5 terraces with ample yard and car parking facilities.

Each of the newly refurbished units has access via commercial doors, as well as a separate personnel door. Internally, the units offer an open-plan workshop with a kitchenette and WC facilities.

The construction of the unit consists of a steel portal frame with profiled metal sheeting to the upper elevation under pitched roofs. The lower external walls are of brickwork construction with concrete block construction internally.

Site plan & accommodation

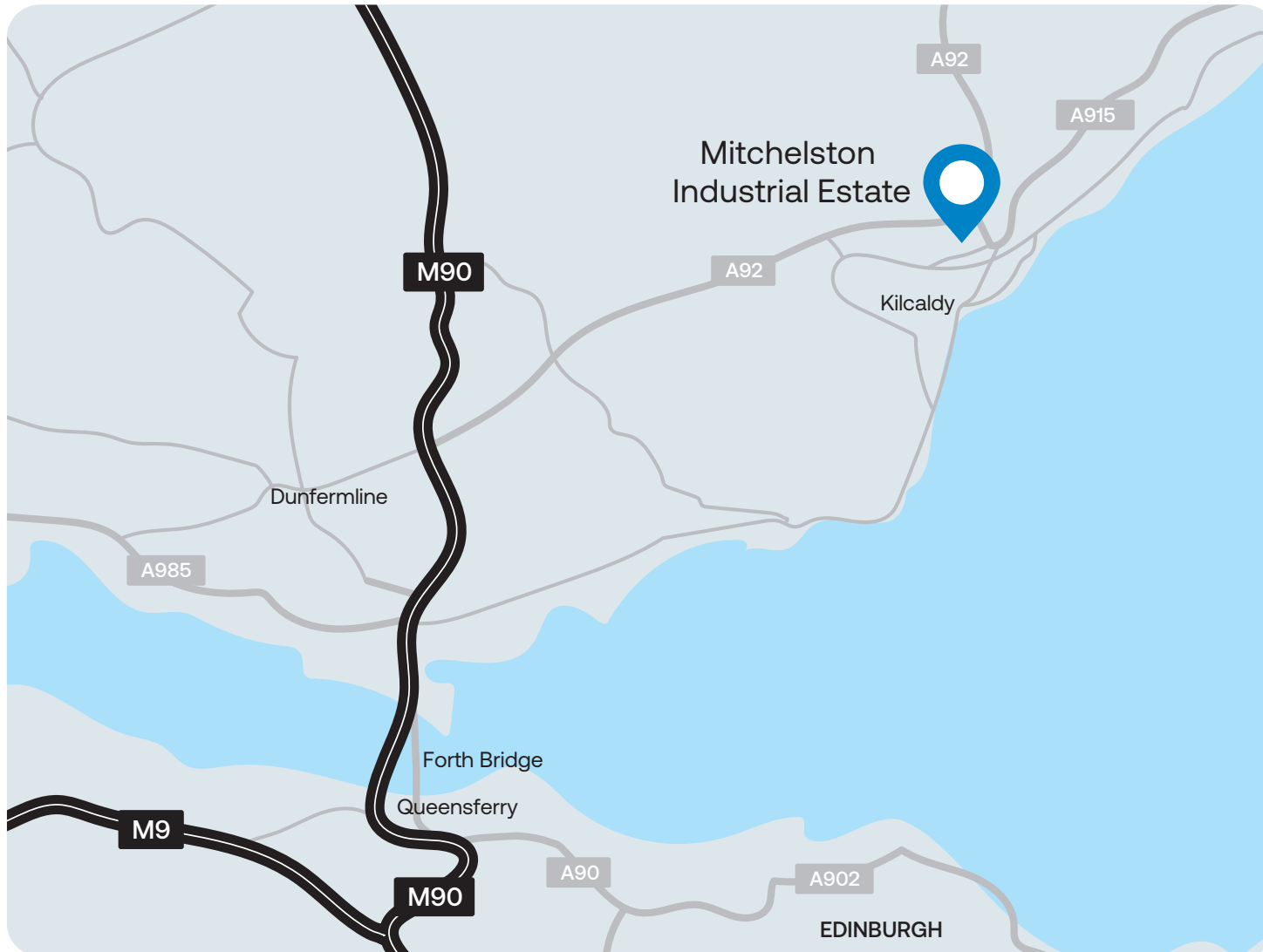
Unit	Property Type	Area (Sq ft)	Availability
Block 5 Unit 6	Warehouse	1,608	Immediately
Block 6 Unit 4	Warehouse	1,356	Immediately
Block 8 Unit 3	Warehouse	1,608	Immediately
Total	-	4,572	-

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance and service charges. Please note that rent payment may not be due monthly.





Location



Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The warehouses are in the northern section of the estate on Midfield Road, which is accessed from Carberry Road or Mitchelston Drive.

Existing occupiers at Mitchelston Industrial Estate include a diverse range of commercial and industrial users, such as ASDA, Eurocell, Euro Car Parts, Dingbro, BMW, Kia, Volkswagen, and others.

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Further information:

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

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