

# DM HALL

To Let

**Industrial/  
Workshop  
Premises**



**Unit 6 Merlin Way  
Donibristle  
Industrial Estate  
Dalgety Bay  
KY11 9JY**

# Property Details

- Immediate entry available
- Office accommodation
- Large roller shutter loading door
- 3 phase power supply
- Communal loading yard and parking area

## LOCATION:

Dalgety Bay lies approximately 16 miles north east of Edinburgh, 7 miles south east of Dunfermline and 2 miles east of the M90 motorway that provides connectivity to all major routes. The subjects are located on Merlin Way which is situated to the north east of the town. Nearby occupiers include JBM Glass and Glazing Ltd, Couston Motor Company Ltd, Zone One Detailing Ltd and SR Roadmarkings Ltd.

## DESCRIPTION:

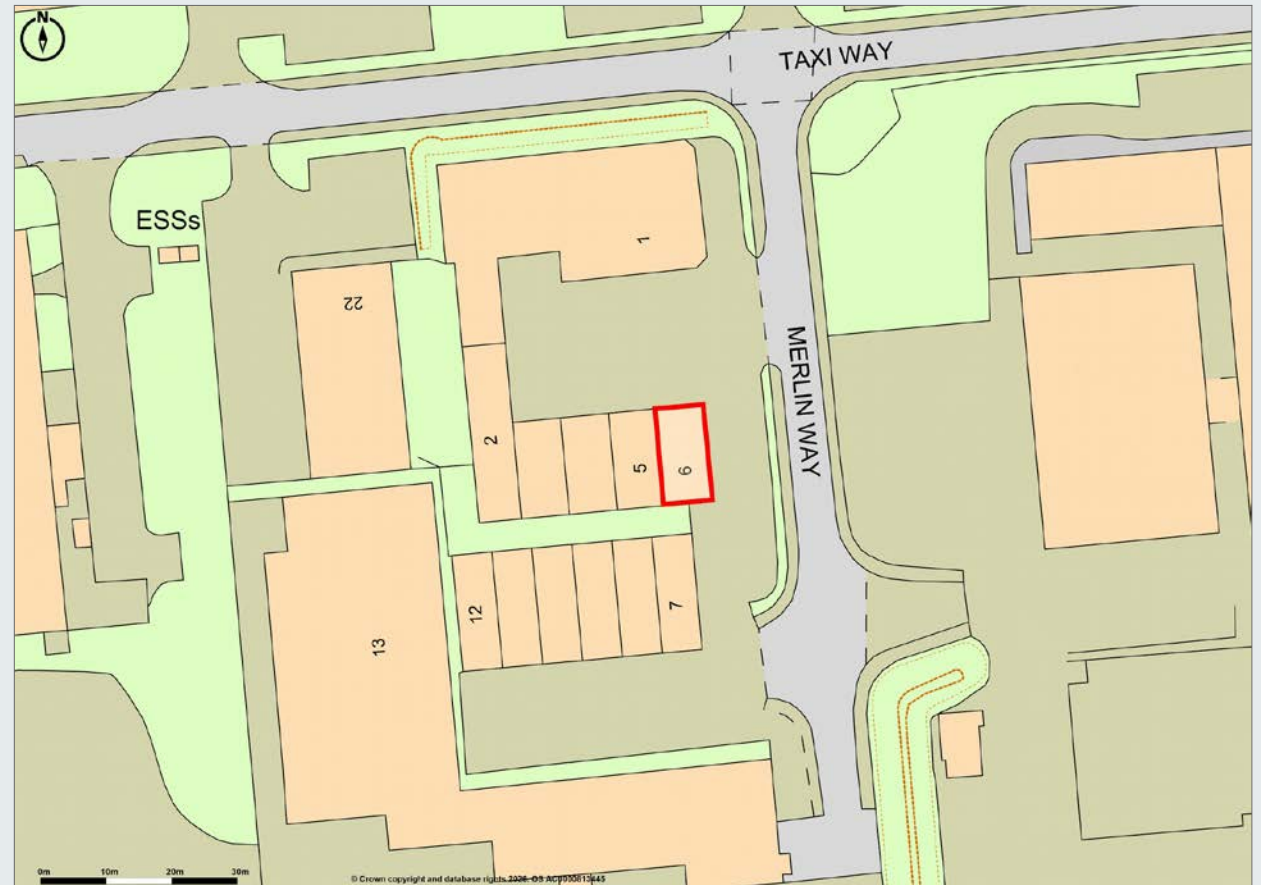
The subjects comprise an end terraced industrial unit benefitting from the following specification:

- Office accommodation
- Roller shutter loading door
- 3 phase power supply
- Toilet facility
- Communal loading yard and parking area

## ACCOMMODATION:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated:

106 sq m, 1,143 sq ft



# Property Details

## RATEABLE VALUE:

The subjects are currently assessed as follows:

Rateable Value £11,000

The unit may qualify for up to 100% rates relief depending on tenant status. Further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE TERMS:

The subjects are available on a new lease for a period to be agreed.

Rental information is available from the letting agents.

## EPC:

The subjects have an EPC rating of F. A copy of the EPC for the property can be made available on request.

## VAT:

All figures quoted are exclusive of VAT.

## ENTRY:

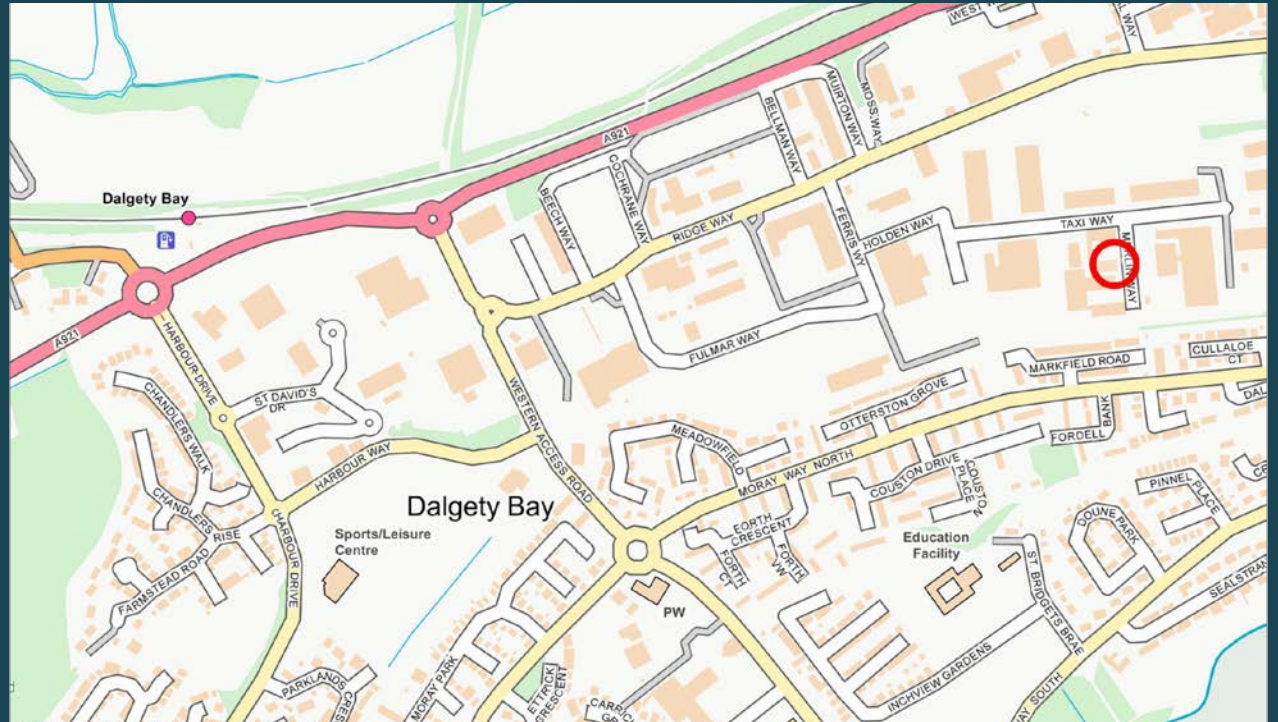
By agreement.

## LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

## VIEWING:

Strictly by arrangement with the agents.



## Make an enquiry

Roddy Craig  
Ian Davidson MRICS

**DM Hall Commercial**  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

[centralagency@dmhall.co.uk](mailto:centralagency@dmhall.co.uk)



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