

Extensive Fit Out  
Available or Can be Removed  
May Suit Various Other Uses



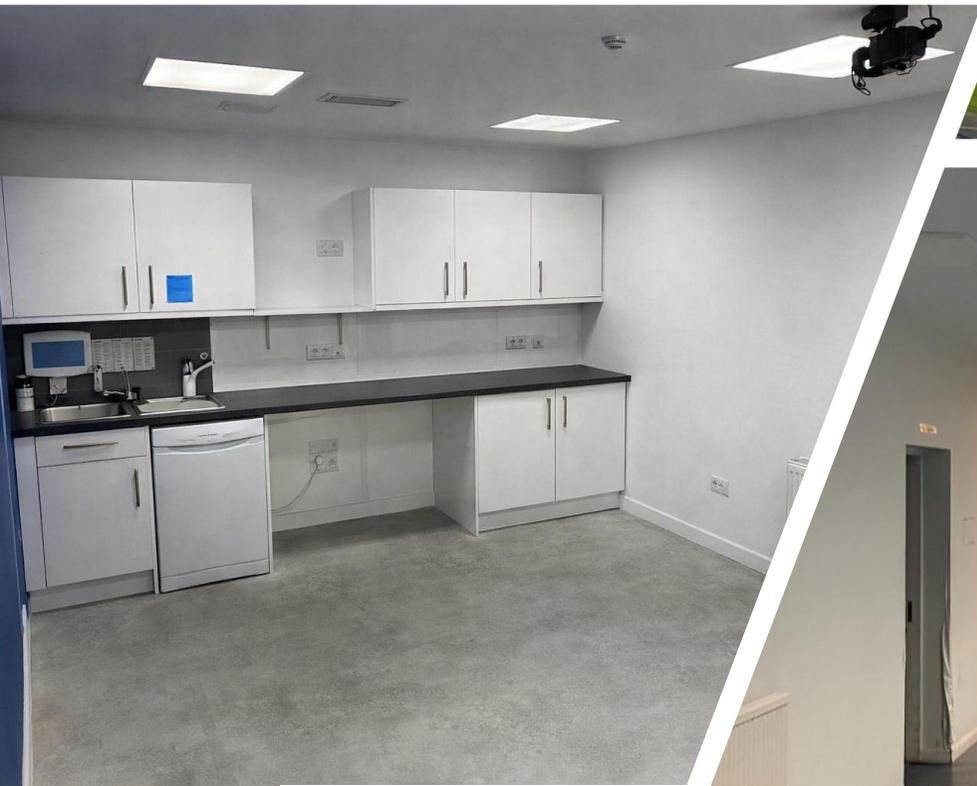
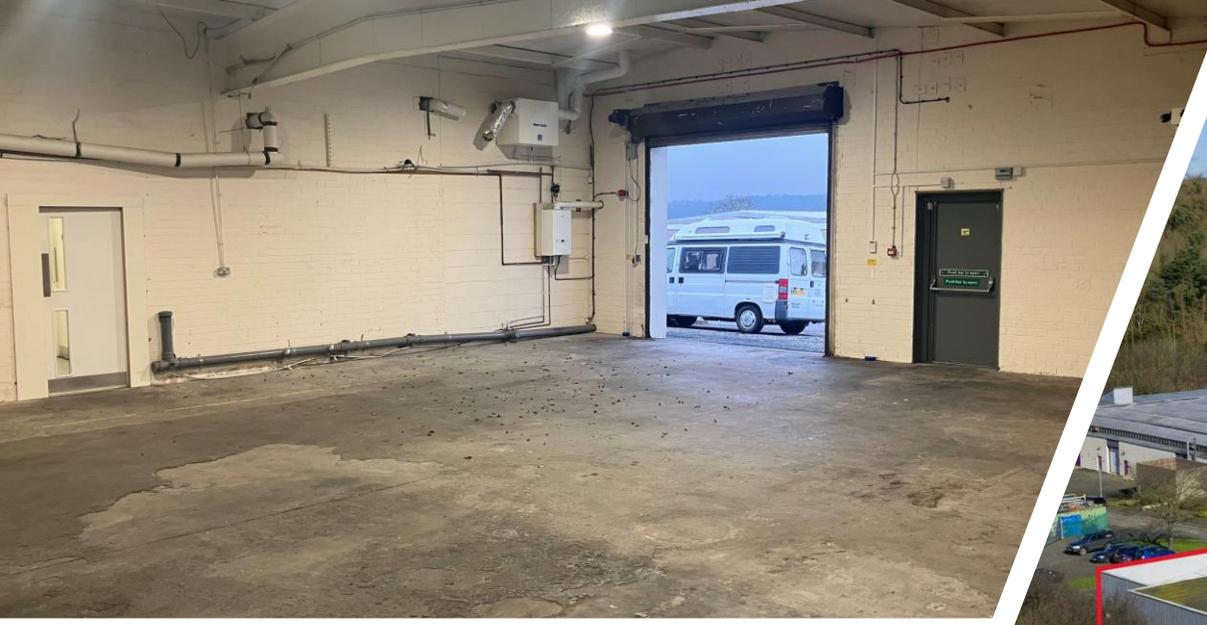
7C-E, Cross Way, Donibristle Industrial Estate,  
Dalgety Bay, KY11 9JE

To Let  
950 m2  
(10,229 ft2)

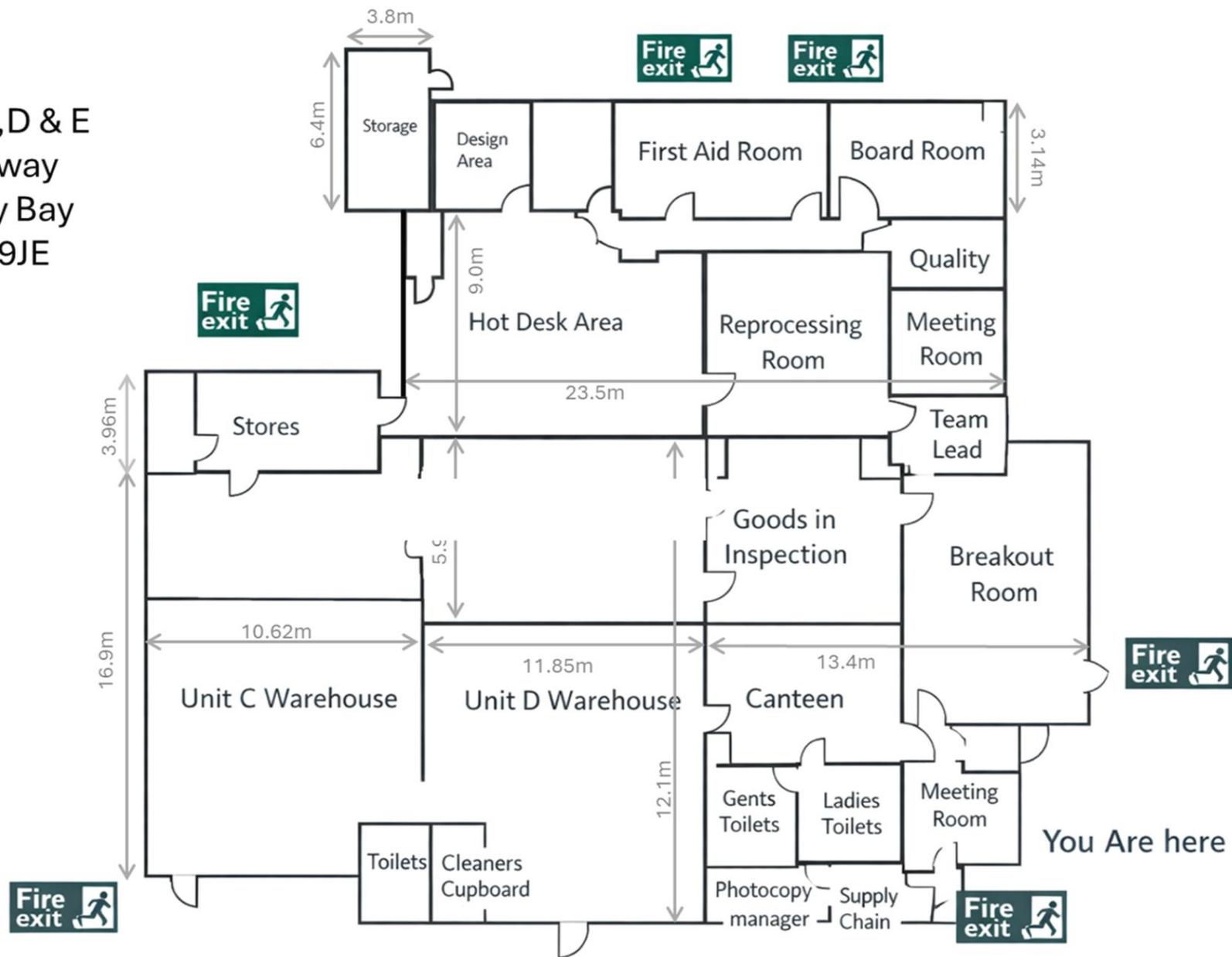
**SMART**&CO.  
surveyors & property consultants



Warehouse / Workshop + Extensive Office Fit Out – May Suit Other Uses



Unit 7 C,D & E  
Crossway  
Dalgety Bay  
KY11 9JE



## 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 within the shared access yard to the rear. Vehicular access is provided via three roller shutter doors with separate pedestrian entrances. Internally, the property provides warehouse/workshop accommodation with welfare facilities, and office space.

## Specifications

- 3 x roller shutter door
- Generous allocated parking
- Excellent connectivity
- Existing fitout and Welfare 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 £80,000 per annum depending on lease length and terms.

## Business Rates (REF: 341070592)

The property has a PROPOSED 2026 Rateable Value of £53,750.

## 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:

**Doug Smart** 07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan** 07954 815 365

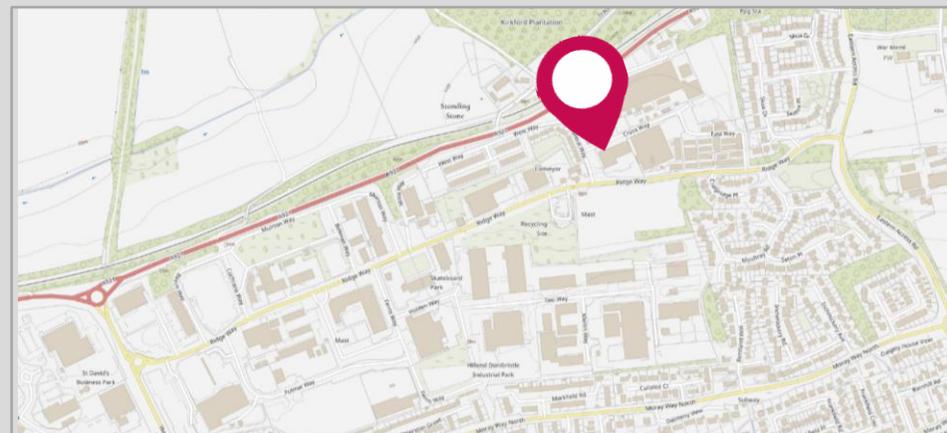
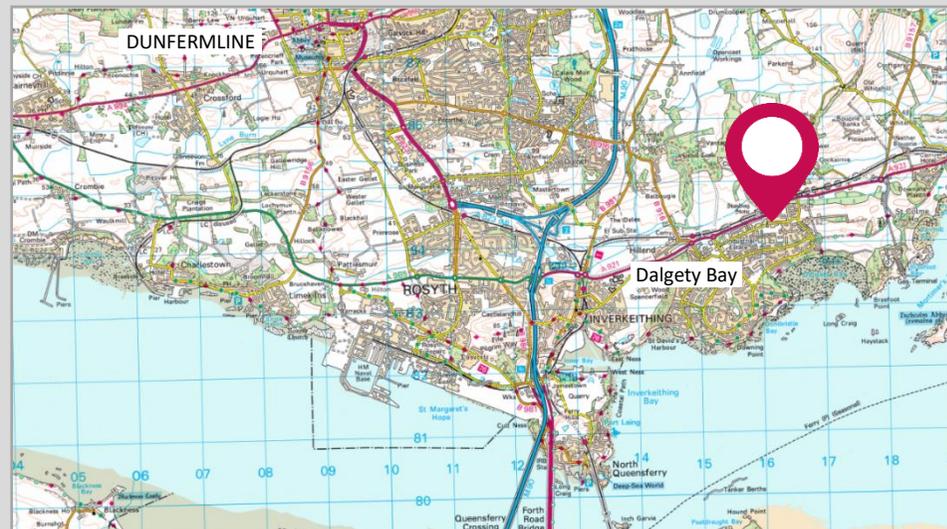
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7C-E Cross Way



## SUMMARY

Opportunity : To Lease Warehouse / Workshop (May Suit Other Uses).

Availability : Immediately

Rent : £80,000 pa

Size : 10,229 ft<sup>2</sup>

EPC : Upon Request

Rateable Value : £53,750

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Joint Agents

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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