



Belleknowes

Industrial Estate

TO LET - INDUSTRIAL PREMISES WITH OFFICES (TO BE REFURBISHED)

UNITS 13 & 14 BELLEKNOWES INDUSTRIAL ESTATE | INVERKEITHING | FIFE | KY11 2HZ

www.belleknowesindustrialestate.co.uk



Unit 13/14

**Prominent location adjacent to
Junction 1 of the M90 motorway**

**0.5 mile from the Forth Road Bridge
and the new Queensferry Crossing**

Size: 1,289 sqm (13,876 sqft)

Location

Belleknowes Industrial Estate is one of the best located industrial locations in Fife being only half a mile from the Forth Road Bridge and the new Queensferry Crossing. The estate is situated on Junction 1 of the M90 and accessibility to the major cities in Scotland would be difficult to beat. The nearest railway station is at Inverkeithing which is within walking distance and provides direct service to Dunfermline and Edinburgh and is also situated on the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) drive away and the centre of Edinburgh is less than 30 minutes. The Port of Rosyth is 2 miles to the south west and provides a ferry service to continental Europe.

Drive Times

Forth Road Bridge	2 mins	Kirkcaldy	25 mins
Edinburgh City Centre	20 mins	Perth	30 mins
Dunfermline	15 mins	Glasgow	45 mins
Aberdeen	2 hours	Manchester	4 hours

Description

The accommodation provides quality industrial accommodation with reception facilities and offices to the front. The building is of steel portal frame construction with insulated wall and roof cladding. The roof is inset with translucent panels which provides a good level of natural light internally and this is supported by windows in the rear elevation.

The office accommodation is at the front of the premises and is generally well specified and will be redecorated as part of the refurbishment programme.

For a timetable for the refurbishment works and specification, please do not hesitate to contact the agents noted below.

The minimum eaves height is 6m and the roller shutter doors at the back are 4.5m wide x 5m high.

Accommodation

We estimate the gross internal area of the accommodation to be 1,289 sqm (13,876 sqft).

Terms

The property is available on terms to be agreed. For further details please contact the marketing agents noted below. VAT will apply on all costs related to the leasing of the unit.

Rateable Value

We understand that the rateable value for this accommodation from 1 April 2017 is as follows: RV: £66,500

EPC

A copy of the energy performance certificate is available on request. Current rating 'E+'.



Viewing and Further Information

For further information about this property and to arrange a viewing please contact the following:

Neil McAllister

E: neil.mcallister@ryden.co.uk

T: 0131 473 3212

Finlay Miller

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared June 2018.

