Belleknowes Industrial Estate

TO LET – END-TERRACED INDUSTRIAL UNIT **NOW REFURBISHED**

UNIT 8 BELLEKNOWES INDUSTRIAL ESTATE | INVERKEITHING | FIFE | KY11 1HZ

www.belleknowesindustrialestate.co.uk

VIEW MORE PHOTOS ONLINE

Unit 8

324 sq m (3,487 sq ft)

Prominent location adjacent to Junction 1 of the M90 motorway

1 mile from the Forth Road Bridge and the Queensferry Crossing

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 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 rail services are available at Inverkeithing Station, which is on both the local Fife network and also the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) 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

Description

This is a good quality end-terraced industrial unit which fronts directly onto the entrance road to Belleknowes Industrial Estate. The minimum eaves height is 6m and the roller shutter door at the back is 4.5m wide by 5m high. The insulated roof cladding is inset with translucent panels which provides a good level of natural lighting internally. Toilet facilities are provided and there is ample room to the rear of the unit for car parking and vehicle loading/unloading.

This property has recently been refurbished and is now available for immediate occupation..

Accommodation

We estimate the gross internal area of the accommodation to be 324 sqm (3,487 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

The rateable value for the property is as follows: RV: £16,000

EPC

A copy of the energy performance certificate is available on request.

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

Cameron Whyte
E: cameron.whyte@ryden.co.uk
T: 0131 473 3230

Rhys Davies
E: rhys.davies@eu.jll.com
T: 07809 231455

Ryden.co.uk
0131 225 6612

JLL
0131 225 8344
jll.co.uk/property

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 April 2020.

Belleknowes
Industrial Estate

UNIT 8
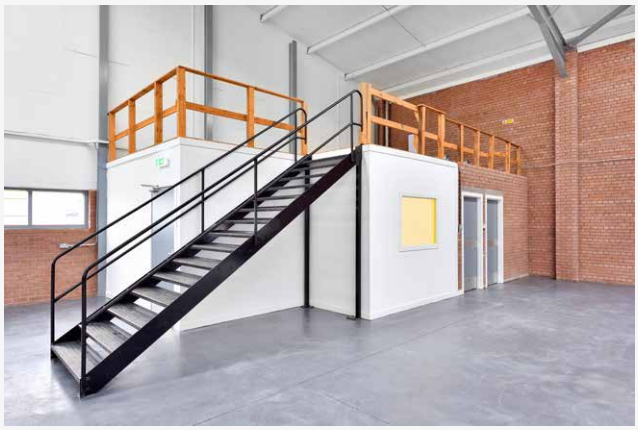
IMAGE GALLERY