

# Mitchelston Industrial Estate

Midfield Court, Kirkcaldy, Fife, KY1 3PS  
Available to let | Workshop/Industrial Units  
1,093 sq ft - 2,203 sq ft



Newly refurbished



Flexible terms



Communal yard



Car parking



Three-phase electricity



Potential business rates relief





1. Asda
2. Arnold Clark BMW
3. Kirkcaldy Garden Centre
4. Eurocell
5. Crown Paints
6. Astrak UK
7. SIIS
8. Fife Self Storage
9. Euro Car Parts
10. Dingbro

1,093 sq ft - 2,203 sq ft

Sat Nav: KY1 3PS

Mitchelston Industrial Estate





### Description

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.

### 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.

### Accommodation (Floor areas based on gross internal area are as follows)

Unit	Size sq ft	Rent PA	Service Charge PA	Rateable value (excluded from total cost)	Total cost (per annum)
BLOCK 5 unit 2	1,093	£7,105	£738	£5,700	£7,843
BLOCK 5 unit 4	2,203	£14,320	£1,486	£10,700	£15,806
BLOCK 5 unit 6	1,608	£10,452	£1,085	£8,000	£11,537
BLOCK 6 unit 3	2,181	£14,177	£1,471	£10,700	£15,648
BLOCK 8 unit 3	1,608	£10,452	£1,085	£8,300	£11,537

### Further information:

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable where applicable

#### Terms

Available on new full repairing and insuring leases.

#### Legal costs

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

[Book a viewing](#)

## Mileway

Ross Miller

scotland@mileway.com

0141 846 0480



Rhys Davies

rhys.davies@jll.com

07809 231 455

Aiva Ivoskute

aiva.ivoskute@jll.co

m 07540 141 945



James Gordon

james.gordon@ryden.co.uk

07442 899440

Cameron Whyte

cameron.whyte@ryden.co.uk

07789 003 148

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.