



7D & E, Cross Way, Donibristle Industrial Estate,
Dalgety Bay, KY11 9JE

Hybrid Technical Production & Laboratory-Style Space

To Let
321 - 706 m²
(3,455 - 7,600 ft²)

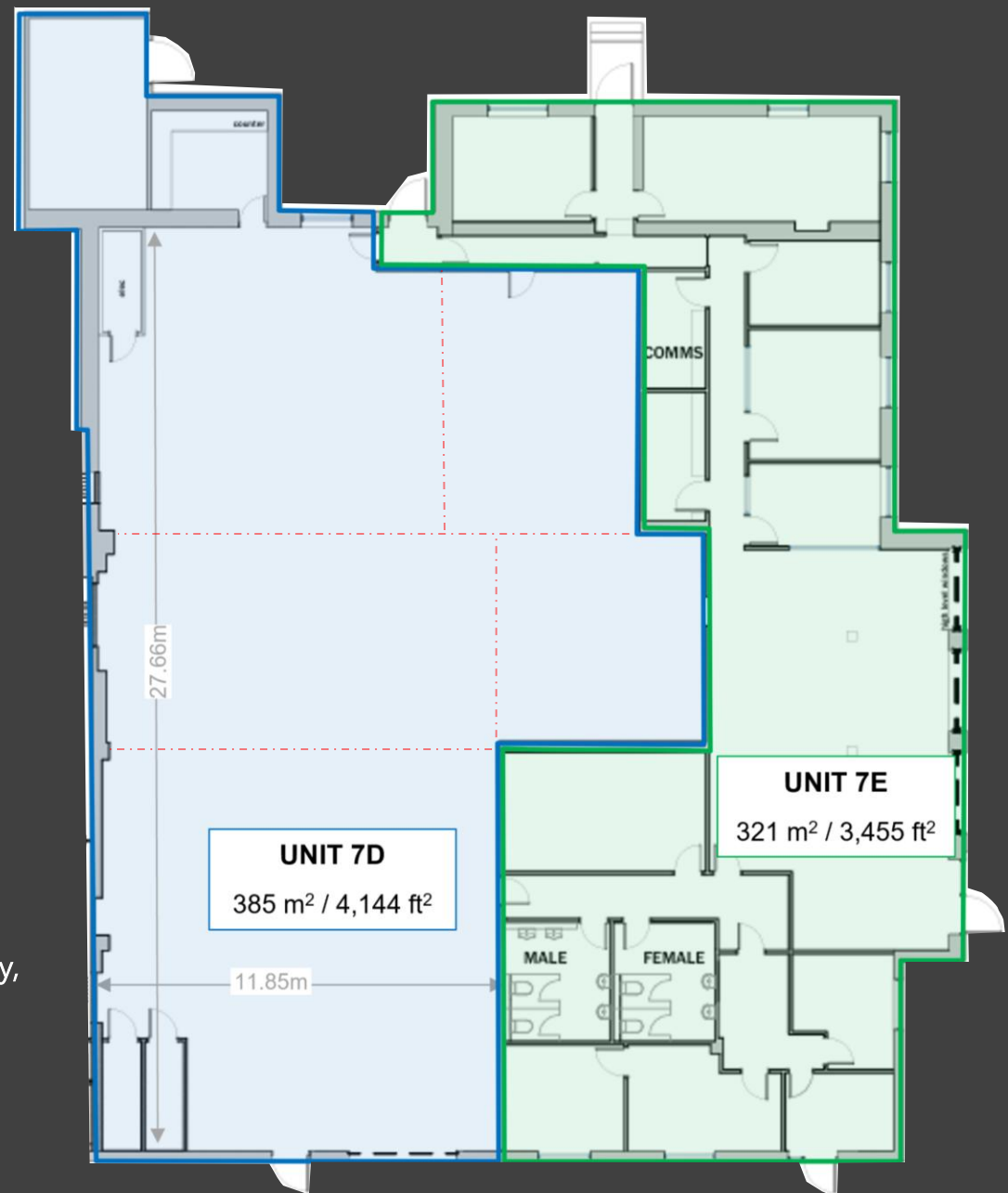
SMART & CO.  **JLL**
surveyors & property consultants

Units 7D & E Cross Way

Existing technical fit-out includes:

- ✓ Partitioned Laboratory / QC-style Rooms
- ✓ Cleanable Flooring Surfaces
- ✓ Suspended Ceilings & Upgraded Lighting
- ✓ Welfare And Breakout Accommodation
- ✓ Production / Inspection Workflow Layout
- ✓ Warehouse Loading Access
- ✓ Flexible Reconfiguration Potential

Suitable for laboratory, clean production, technical assembly, R&D, diagnostics, testing, or hybrid industrial occupiers.



Indicative plan showing potential opening up of Unit D after removal of existing walls - - - - -

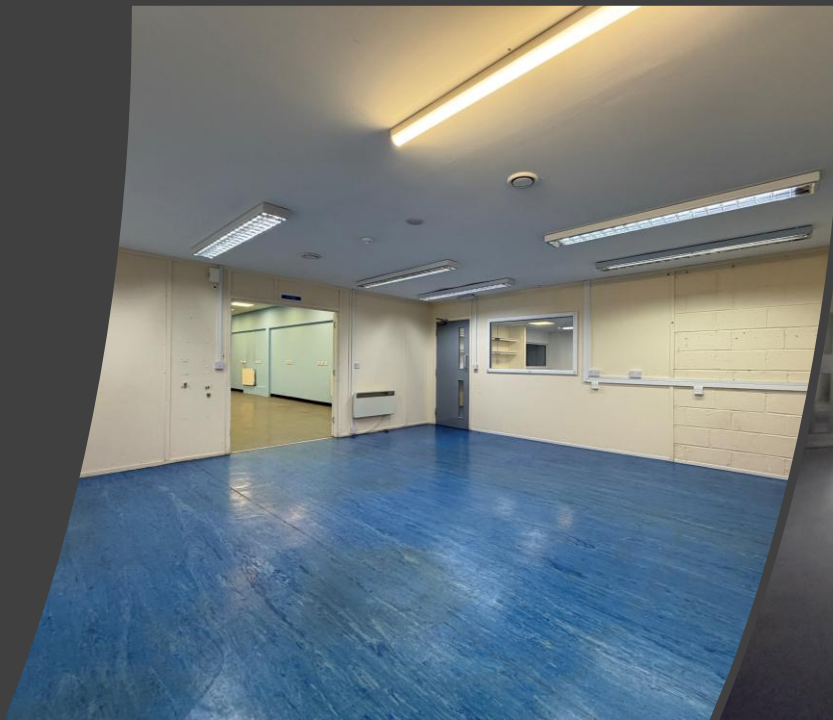
UNIT 7D, Cross Way

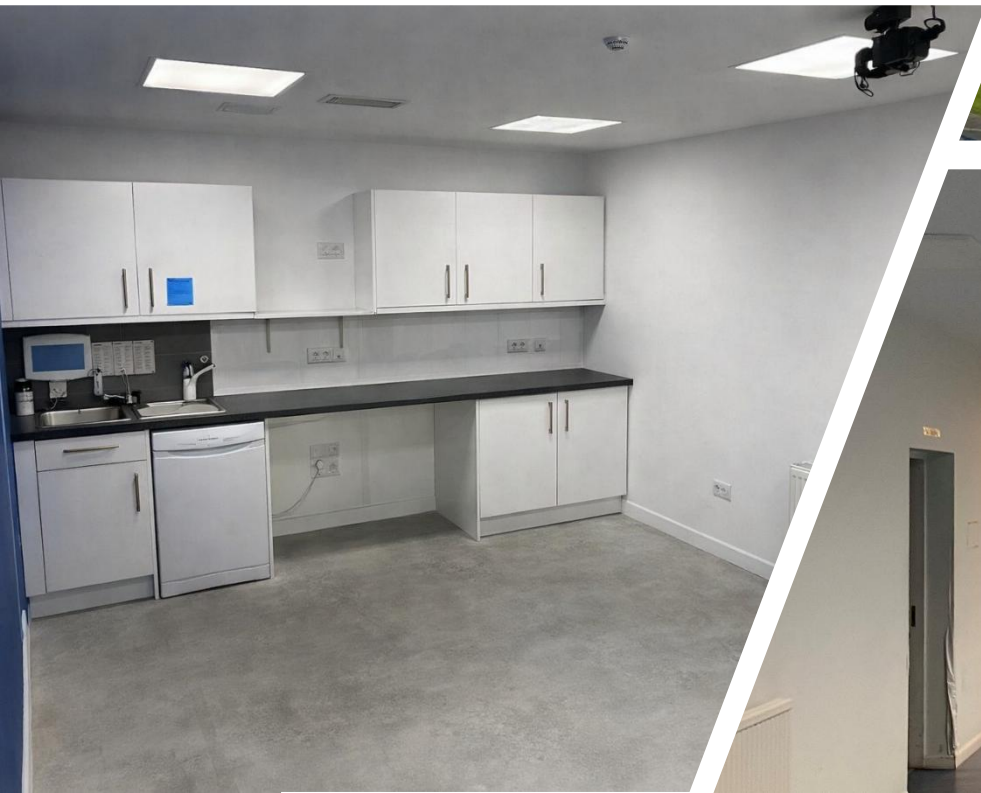
- ✓ 4,144 ft² Warehouse / Production Space
- ✓ Secure Yard
- ✓ Accessible Location
- ✓ Flexible layout – can be configured to suit various uses
- ✓ Available In Addition To / Following Letting of Unit 7E
- ✓ Can Be Combined With Unit 7E To Create A Fully Integrated Technical Production Facility.



UNIT 7E, Cross Way

- ✓ 3,455 ft² Technical Laboratory / Production Space & Offices
- ✓ Existing Fit Out May Significantly Reduce Occupier Setup Costs And Lead Times





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 prominently positioned at the entrance to Cross Way offering excellent signage & branding opportunities. Internally, the property provides ready-to-use technical accommodation suitable for laboratory-style, clean assembly, production and hybrid industrial uses.

In addition to the tarmac surfaced loading area to the front a good sized secure shared access yard is located to the rear. Vehicular access is provided via roller shutter doors with separate pedestrian entrances.

Use / Planning

We believe the property is ideally suited to uses such as:

- Clean-Style Production
- Testing
- R&D
- Assembly
- Medical Support
- Technical Office

Lease Terms

The property is available for lease for a duration and on terms to be agreed. The quoting rent is available depending on the demised area, lease length and terms.

Business Rates

The premises will need to be re-assessed on completion of any separation works.

Legal Costs & VAT

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues. The premises are elected for VAT, which will be charged on the rent and service charge.

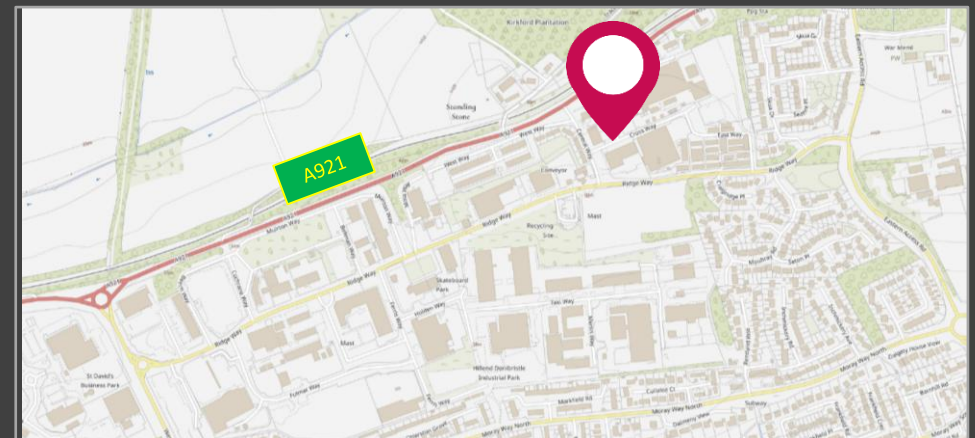
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Postcode is KY11 9JE What 3 Words: ///proof.taken.treatment

Viewings / More Information

All enquiries to the joint letting agents:

Doug Smart	07850 517 323	doug@smartandco.co.uk
Graeme Duncan	07954 815 365	graeme@smartandco.co.uk
Rhys Davies	07809 231455	rhys.davies@jll.com
Olivia Gizzi	07840 721886	Olivia.Gizzi@jll.com





Affordable, Technical Production Workspace That May Particularly Suit Occupiers Within Life Sciences, Medical Technology, Diagnostics, Electronics, Testing Or Technical Manufacturing Sectors.

3,455 ft² – 7,600 ft²

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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