

COMMERCIAL

ara
Andrew Reilly Associates

TO LET

SECURE SITE



**MERCHANT PLACE, MITCHELSTON INDUSTRIAL
ESTATE, KIRKCALDY, KY1 3NJ**

2.9 ACRES (1.17 HECTARES)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Kirkcaldy is one of the principal towns within Fife, located on the north shore of the Firth of Forth approximately 29 miles from Edinburgh and 31 miles south of Dundee. The town has a resident population of c.50,000 people and is one of the region's commercial centres.

The property is located within Mitchelston Industrial Estate, the main commercial and industrial park within the town. The Estate lies approximately 2 miles north of Kirkcaldy town centre, with excellent communication links, lying adjacent to the A92 central Fife link road. The principal arterial route through Fife, the A92 links Dundee to the north with Dunfermline to the west, thereafter connecting to the M90 motorway which in turn provides access to the Queensferry Crossing and wider Scottish motorway network. Edinburgh International Airport is approximately 25 minutes' drive from Mitchelston Industrial Estate and the town is serviced by east coast main line rail services, linking Aberdeen, Edinburgh and London.

The site lies to the east of Mitchelston Industrial Estate, with excellent frontage to the A921 and a few minutes from the A92 at the Redhouse roundabout.

DESCRIPTION:

The site incorporates a drained, secure concrete surfaced yard area together with an area of landscaped expansion land, enclosed by way of steel palisade fencing. The available land is broadly level and L-shaped in configuration.

ACCOMMODATION:

The property has been measured and the following Gross Internal Area has been calculated:

	Acres	Hectares
Surfaced Yard	1.55	0.63
Expansion Land	1.32	0.53
Total	2.87	1.16

LEASE TERMS:

The property is available to let on a new ground lease for a term to be agreed. Full terms are available on application to the letting agents.

VAT

Rents and outgoings quoted are exclusive and will be liable to VAT at the prevailing rate.

RATEABLE VALUE:

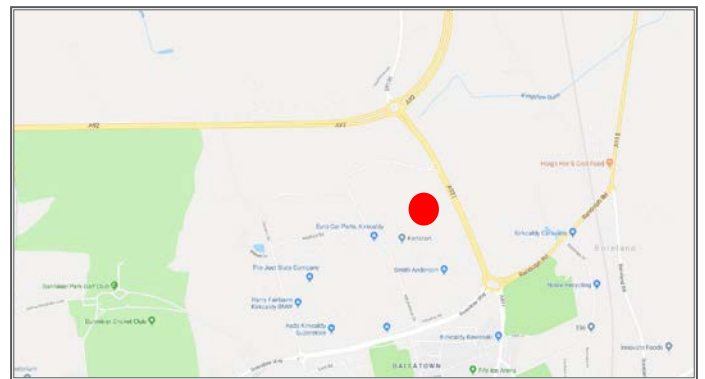
The property will required to be reassessed for rating purposes. Further information can be provided on request.

VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole marketing agents:

Contact: Andrew Reilly
 Mobile: 07795 568254
 E-mail: a.reilly@andrewreillyassociates.co.uk

Contact: Howard Brooke
 Mobile: 07973 540528
 E-mail: h.brooke@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.