

FIRST FLOOR OFFICES TO LET FLEXIBLE TERMS

FIRST FLOOR OFFICES, NORTH WAY,
HILLEN & DONIBRISTLE INDUSTRIAL
ESTATE, DALGETY BAY, FIFE KY11 9HQ

500 – 9,240 SQFT

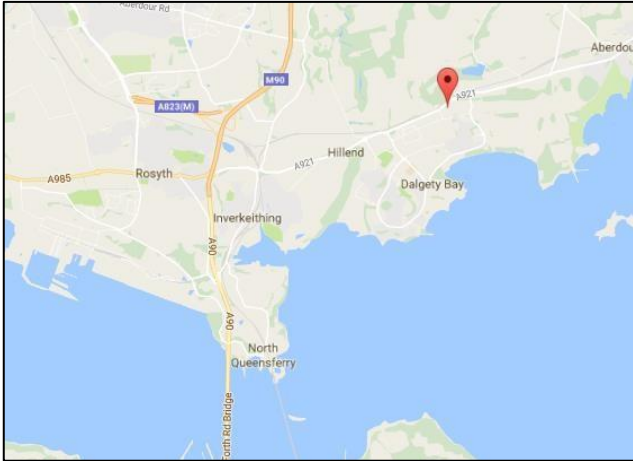
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LOCATION

Hillend and Donibristle Industrial Estate is a well-established industrial estate on the northern periphery of Dalgety Bay, Fife. The site enjoys excellent communication links being situated approximately 5 minutes' drive from Junction 1 of the M90 north of the Forth Road Bridge. In addition, Dalgety Bay Railway Station is less than 1 mile to the west. The estate is popular with a cross-section of commercial occupiers.

The surrounding area is predominantly commercial in nature, interspersed with small pockets of residential property. Amenities in the area include an Asda Superstore, Dobbies Garden Centre, together with leisure facilities at St David's Business Park.



DESCRIPTION

The available office accommodation is situated at first floor in the Kelvin Building to the north of the main facility, and is accessed through a manned common reception. The premises provide a mix of open plan and cellular offices, and benefit from the following specification:-

- Electric heating
- Perimeter trunking
- Kitchen & WC facilities
- Secure common reception
- 24 hour security
- Exclusive car parking

The accommodation would suit a wide range of office occupiers and provides significant flexibility in usage.

The offices come readily available with some office furniture, and significant car parking is available on site.

ACCOMMODATION

Measurements have been taken in accordance with the RICS Code of Measuring Practice (6th Edition). The net internal floor area is as follows:

FLOOR	SQ M	SQ FT
First	46.45 – 858.42	500 – 9,240

TENURE

The office suites are available to lease on new full repairing and insuring terms for a lease term to be agreed. Flexible lease terms will be considered by the landlord.

RATEABLE VALUE

The demise will require reassessment upon occupation and the rates will be the responsibility of the occupier following reassessment.

LEGAL EXPENSES

Each party will be liable for its own legal expenses incurred in the transaction, with the ingoing tenant being responsible for Land & Buildings Transaction Tax, Registration Dues and any VAT thereafter.

SERVICE CHARGE

A service charge will be applicable and further details are available upon request.

VAT

VAT will be applicable on the rent and all other charges associated with occupation at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of 'F+'



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with the sole letting agent:



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