



## Location

Belleknoves 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

<b>Forth Road Bridge</b>	2 mins	<b>Kirkcaldy</b>	25 mins
<b>Edinburgh City Centre</b>	20 mins	<b>Perth</b>	30 mins
<b>Dunfermline</b>	15 mins	<b>Glasgow</b>	45 mins

## Description

This is a good quality end-terraced industrial unit with car parking to the front and an allocated secure open yard/loading to the rear with concrete covering. 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 is shortly to be refurbished and the specification of the works to be carried out can be provided on request.

## Accommodation

We estimate the gross internal area of the accommodation to be 541 sq m (5,819 sq ft).

## 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: £26,400

## EPC

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



Sample internal photo



## Viewing and Further Information

For further information about this property and to arrange a viewing please contact the following:

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