



# Belleknowes

## Industrial Estate

**TO LET** - MID-TERRACED INDUSTRIAL UNIT (TO BE REFURBISHED)

UNIT 26 BELLEKNOWES INDUSTRIAL ESTATE | INVERKEITHING | FIFE | KY11 2HZ

[www.belleknowesindustrialestate.co.uk](http://www.belleknowesindustrialestate.co.uk)



# Unit 26

**Prominent location adjacent to  
Junction 1 of the M90 motorway**

**0.5 mile from the Forth Road Bridge  
and the new Queensferry Crossing**

**Size: 849 sqm (9,136 sqft)**

**Entry: from September/October 2017**

## Location

Belleknowes Industrial Estate is one of the best located industrial locations in Fife being only half a mile from the Forth Road Bridge and the new Queensferry Crossing, due for completion in September/October 2017. 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 railway station is at Inverkeithing which is within walking distance and provides direct service to Dunfermline and Edinburgh and is also situated on the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) drive 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
<b>Aberdeen</b>	2 hours	<b>Manchester</b>	4 hours

## Description

This is a good quality mid-terraced industrial unit with car parking to the front and an allocated open yard/forecourt to the rear. The minimum eaves height is 6m and the roller shutter door is 4.5m wide by 5m high. The insulated roof cladding is inset with translucent panels which provides a good level of lighting internally. A small office and reception area together with toilet facilities is at the front of the building.

This property is shortly to be refurbished and a 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 849 sqm (9,136 sqft).

## 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

We understand that the rateable value for this accommodation from 1 April 2017 is as follows:

RV: £35,100

## EPC

A copy of the energy performance certificate is available on request. Current rating 'E+'.



SAMPLE INTERNAL PHOTOGRAPH OF REFURBISHED ACCOMMODATION



## Viewing and Further Information

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

**Neil McAllister**

E: neil.mcallister@ryden.co.uk

T: 0131 473 3212

**Finlay Miller**

E: finlay.miller@ryden.co.uk

T: 0131 473 3210

**Ben Dobson**

E: ben.dobson@eu.jll.com

T: 0131 243 2217

**Ryden.co.uk**  
0131 225 6612

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared May 2017.

