

**UNIT 1B** FRANCES INDUSTRIAL PARK,  
WEMYSS ROAD, DYSART, KIRKCALDY,  
FIFE KY1 2XZ



# TO LET

- 662 sq m (7,131 sq ft)
- Currently fitted for food production purposes
- £34,500 per annum
- RV - £31,700

MODERN INDUSTRIAL UNIT CURRENTLY  
FITTED FOR FOOD PRODUCTION PURPOSES



## LOCATION

Frances Industrial Park is one of the most modern industrial locations in Fife and is situated within Dysart on the east side of Kirkcaldy. The estate is generally well situated to serve all areas of Fife and is within 5 minutes drive of the Redhouse roundabout which links the A92 dual carriageway with Glenrothes and Dunfermline.

Other occupiers within Frances Industrial Park include Fife Group, Ten 47, Carlton Bakeries, Diageo plc, Bibby Distribution, Havelock Europa plc, Star Performance, PR2 Engineering, Lex Products, Cable Guard Europe and Technologists.



## DESCRIPTION

The property comprises a very good quality industrial unit of steel frame construction with insulated walls and roof cladding.

Internally the unit is currently fitted for food production purposes but this could be stripped out to suit a standard industrial/storage use.

There is a roller shutter door to the entrance of the property along with a pedestrian/staff access standard door.

## SIZE

We have measured the gross internal area of this unit to be 662 sq m (7,131 sq/ft).

## TERMS

The property is available to lease and on terms to be agreed. The rental required is £34,500 per annum exclusive of VAT

## RATEABLE VALUE

The rateable value for the property is currently noted as follows:

RV: £31,700

The ingoing tenant would have the opportunity to appeal the current assessment within 6 months from the date a new lease starts. There may also be reason for the rateable value to be reduced if the current fit out for food production purposes is removed.

## EPC

EPC is available on request

## VIEWING AND FURTHER INFORMATION

Further information is available by contacting Ryden and viewings are strictly on an accompanied basis.

For further information please contact:



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

neil.mcallister@ryden.co.uk

alan.herriot@ryden.co.uk