

# Mitchelston Industrial Estate Kirkcaldy

Available to Let  
Warehouse  
1,093 - 10,054 sq ft ( 102 - 934 sq m )

Car parking



Newly refurbished



Communal yard



Three-phase electricity



# Mitchelston Industrial Estate

Midfield Court, Kirkcaldy KY1 3NH



## Description

This modern development of industrial and workshop units is arranged over 5 terraces with ample yard and car parking facilities.

Each of the newly refurbished units has access via commercial doors, as well as a separate personnel door. Internally, the units offer an open-plan workshop with a kitchenette and WC facilities.

The construction of the unit consists of a steel portal frame with profiled metal sheeting to the upper elevation under pitched roofs. The lower external walls are of brickwork construction with concrete block construction internally.

## Location

Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The warehouses are in the northern section of the estate on Midfield Road, which is accessed from Carberry Road or Mitchelston Drive.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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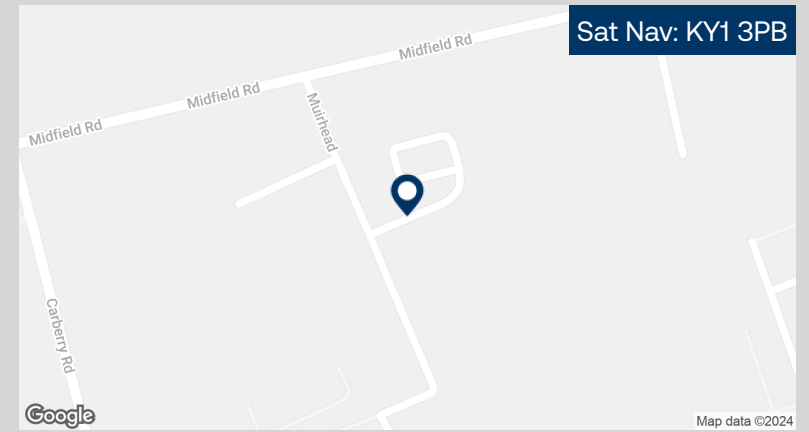
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Block 5 Unit 2	Warehouse	1,093	102	Immediately	£595 PCM
Block 5 Unit 4	Warehouse	2,203	205	Immediately	£1,195 PCM
Block 5 Unit 6	Warehouse	1,608	149	Immediately	£875 PCM
Block 5 Unit 7	Warehouse	1,361	126	Under offer	£740 PCM
Block 6 Unit 3	Warehouse	2,181	203	Immediately	£1,185 PCM
Block 8 Unit 3	Warehouse	1,608	149	Immediately	£875 PCM
<b>Total</b>		<b>10,054</b>	<b>934</b>		