

DM HALL

To Let

Industrial

Unit 7 Merlin Way,
Donibristle
Industrial Estate,
Dalgety Bay,
KY11 9JY



106 sq m
(1,148 sq ft)

Property Details

- End terraced industrial unit
- Office accommodation
- Roller shutter loading door
- 3 phase power supply
- Immediate entry available

Location

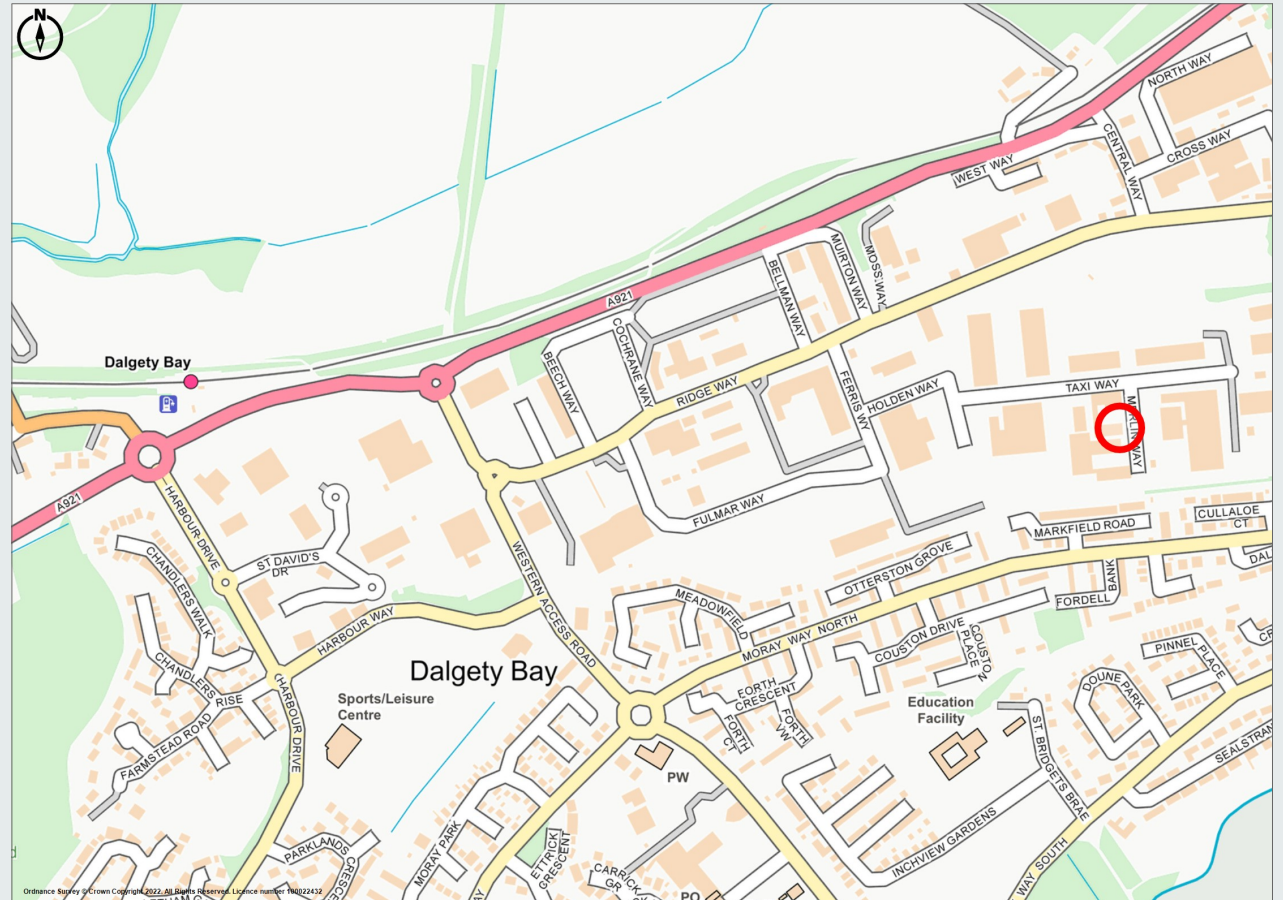
Dalgety Bay lies approximately 16 miles north east of Edinburgh, 7 miles south east of Dunfermline and 2 miles east of the M90 motorway that provides connectivity to all major routes.

The subjects are located on Merlin Way which is situated to the north east of the town. Nearby occupiers include JBM Glass and Glazing Ltd, Scott's Access Solutions Ltd, Zone One Detailing and SR Roadmarkings Ltd.

Description

The subjects comprise an end terraced industrial unit benefiting from the following specification:

- Office accommodation
- Roller shutter loading door
- 3 phase power supply
- Toilet facility
- Communal loading yard and parking area



Property Details

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

	SQ M	SQ FT
UNIT 7	106	1,148

Energy Performance

The subjects have an EPC rating of G. A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Non Domestic Rates

The ingoing tenant will be responsible for the payment of any non-domestic rates pertaining to the subjects. According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief subject to tenant status. Further information on rates payments can be found at www.saa.gov.uk

Proposal

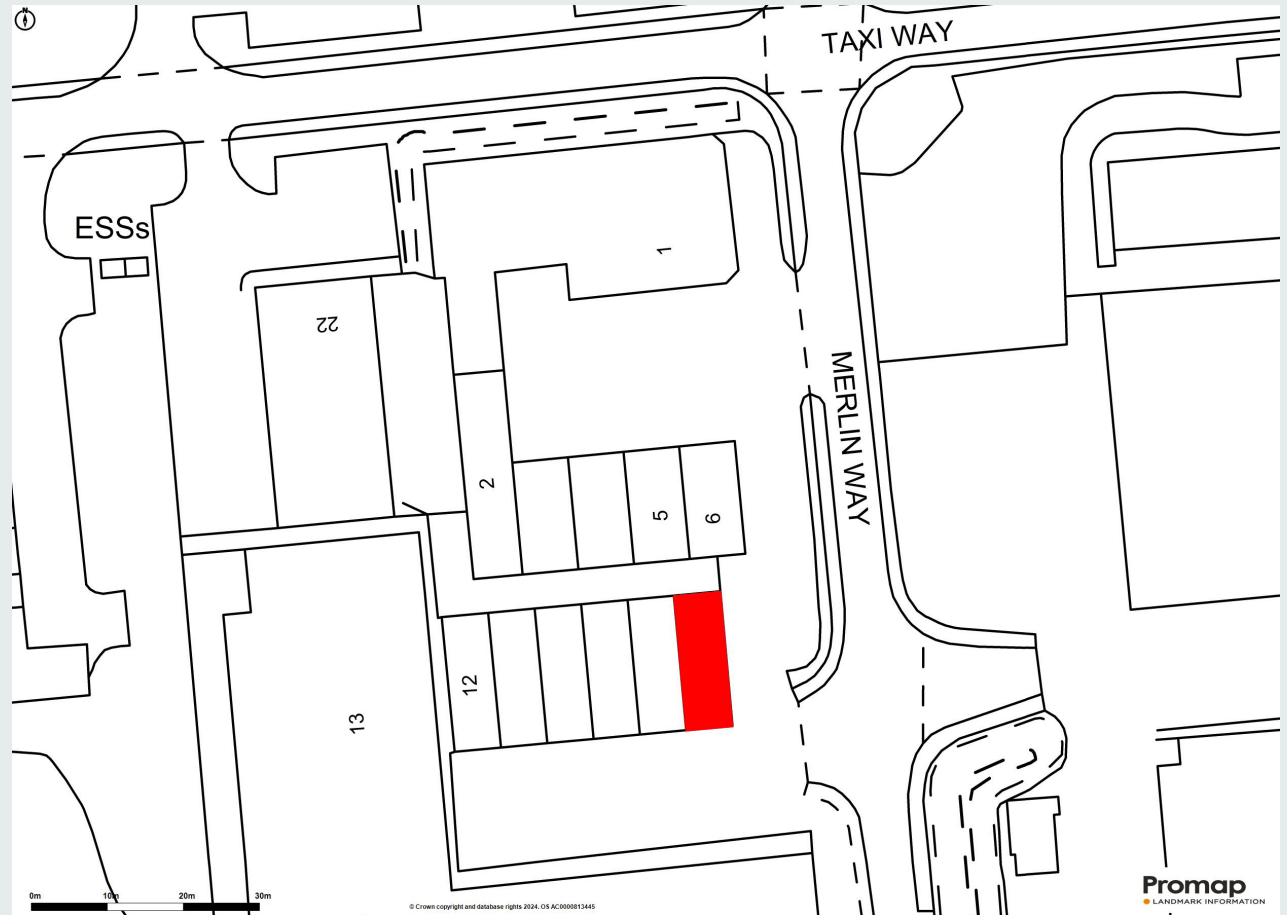
The subjects are available on a new full repairing an insuring lease for a period to agreed. Further details are available from the agent.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.



Property Details

Viewing Arrangements

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Harry Pattullo

DM Hall

edingburghagency@dmhall.co.uk

0131 624 6130

Lois Paterson

DM Hall

fifeagency@dmhall.co.uk

01383 604100

DM Hall Commercial Department

17 Corstorphine Road
Edinburgh EH12 6DD

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors