

Mitchelston Industrial Estate

Midfield Court, Kirkcaldy, Fife, KY1 3PS
Available to let | Workshop/Industrial Units
1,608 sq ft - 2,203 sq ft



Newly refurbished



Flexible terms



Communal yard



Car parking



Three-phase electricity



Potential business rates relief





1. Asda
2. Arnold Clark BMW
3. Kirkcaldy Garden Centre
4. Eurocell
5. Crown Paints
6. Astrak UK
7. SIIS
8. Fife Self Storage
9. Euro Car Parts
10. Dingbro





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.

Existing occupiers at Mitchelston Industrial Estate include a diverse range of commercial and industrial users, such as ASDA, Eurocell, Euro Car Parts, Dingbro, BMW, Kia, Volkswagen, and others.

Accommodation (Floor areas based on gross internal area are as follows)

Unit	Size sq ft	Rent PA	Service Charge PA	Rateable value (excluded from total cost)	Total cost (per annum)
BLOCK 5 unit 4	2,203	£14,320	£1,486	£10,700	£15,806
BLOCK 5 unit 6	1,608	£10,452	£1,085	£8,000	£11,537
BLOCK 6 unit 3	2,181	£14,177	£1,471	£10,700	£15,648
BLOCK 8 unit 3	1,608	£10,452	£1,085	£8,300	£11,537

Further information:

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.

[Book a viewing](#)

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