

TO LET

**Lewis House
Offices**

Cross Way, Hillend Industrial Estate, Dalgety Bay, KY11 9JE
145.9 SQ M (1,571 Sq Ft) - 293.89 SQ M (3,163 SQ FT)



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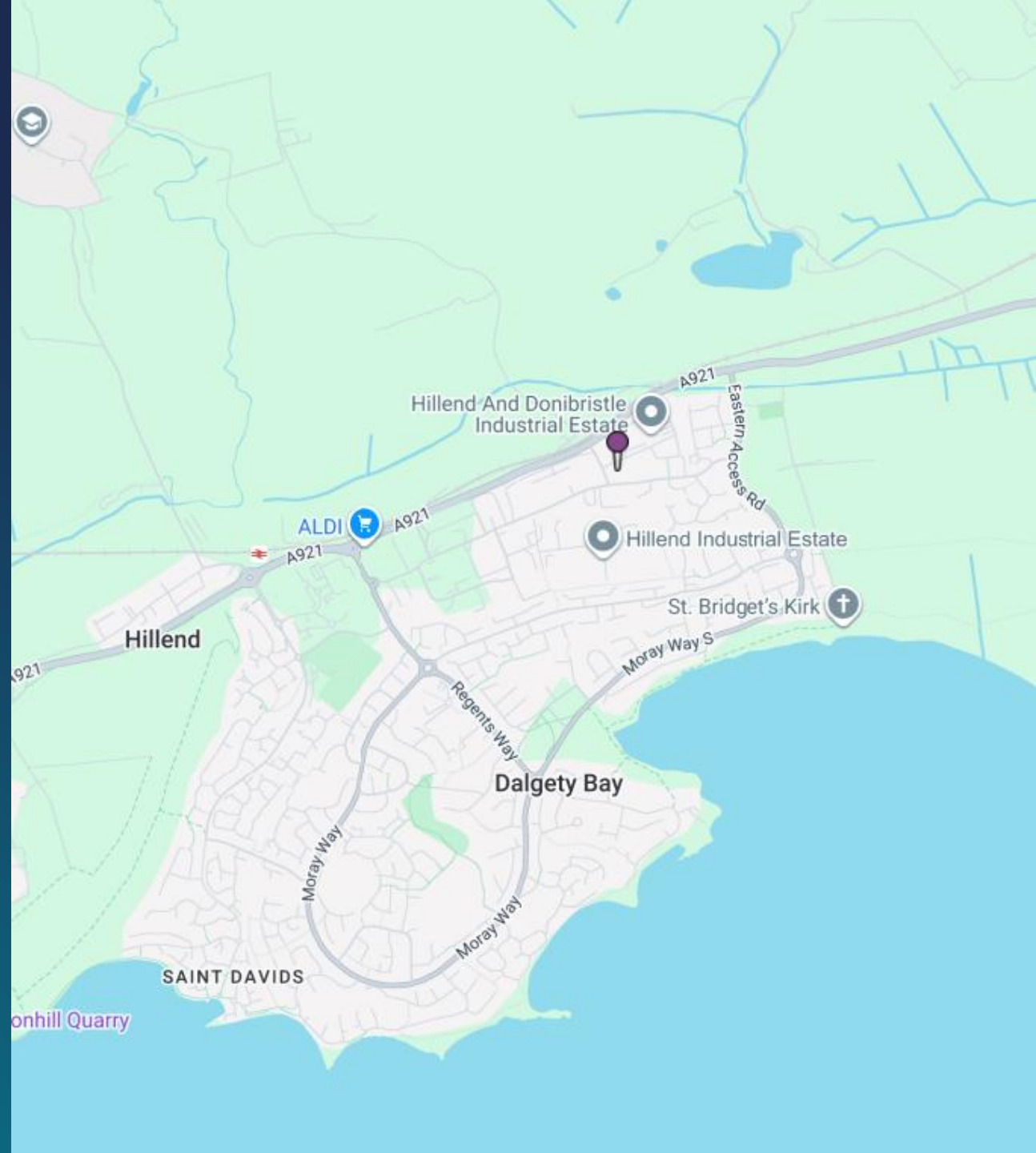
LOCATION

The property is situated on the north-eastern outskirts of Dalgety Bay, approximately 15 miles north of Edinburgh city centre. Dalgety Bay is one of Fife's most established residential and business locations, with a population of around 10,000, and is widely recognised as a popular commuter town serving Scotland's capital, whilst supporting a strong local economy.

The property is located within the well-established Hillend Industrial Estate, centred around Ridge Way and occupied by a diverse range of local, regional and national businesses.

The location is particularly well suited to industrial and business use, benefiting from excellent transport connectivity. The M90 motorway is located approximately 3 miles to the west, providing direct access to Edinburgh, Perth and the wider Scottish motorway network, together with connections to the A92 serving Fife and the north-east.

The Queensferry Crossing lies a short distance to the south, offering convenient access to Scotland's Central Belt and beyond, making the property an attractive and highly accessible business location.



DESCRIPTION

Lewis House comprises a modern detached office and showroom building of brick and rendered construction, set beneath a pitched profile-clad roof.

The property provides a bright and attractive working environment, benefiting from excellent levels of natural light through extensive floor-to-ceiling glazing.

The accommodation is presented to an excellent standard and offers a flexible combination of office and showroom space suitable for a variety of occupiers. The subjects further benefit from a modern kitchenette together with associated staff facilities.

USE

Use Class 4 – Business

Prospective tenants should satisfy themselves as to the planning consents.

EPC RATING

EPC Available Upon Request

TERMS

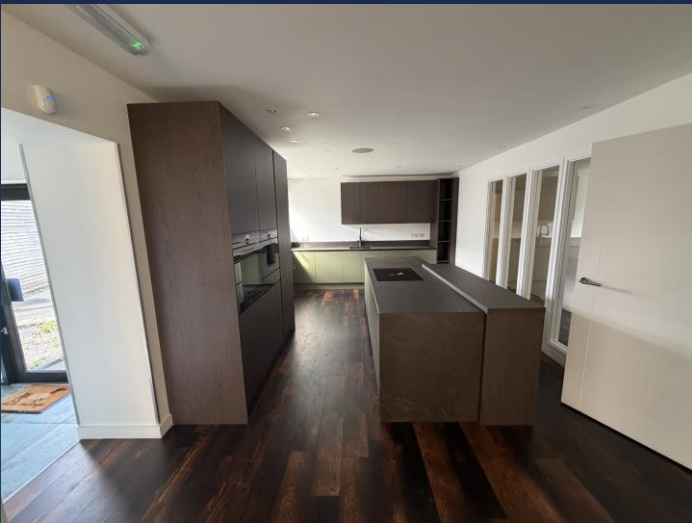
The subjects are offered on Full Repairing and Insuring terms for a period to be negotiated.

RENTAL PRICE

The office as a whole. is offered at a rental of £34,000 per annum, exclusive of VAT.

Suite 1 - £17,500 per annum, exclusive of VAT

Suite 2 - £17,500 per annum, exclusive of VAT



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Suite 1	147.91	1,592
Ground Floor Suite 2	145.98	1,571
TOTAL	293.89	3,163

VAT

All prices listed are exclusive of VAT but may be subject to VAT.

RATING

The subjects will require reassessment. Enquiries should be directed to the Local Authority Assessors Department.

VIEWING

Strictly Through Sole Letting Agent.

CONTACT

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