

Hillend Industrial Estate

Cross Way, Hillend Industrial Estate, Dalgety Bay, KY11 9JE

MODERN WAREHOUSE/INDUSTRIAL/OFFICE UNIT

222.5 SQ M (2,395 SQ FT)



TO LET

Bradley Hall

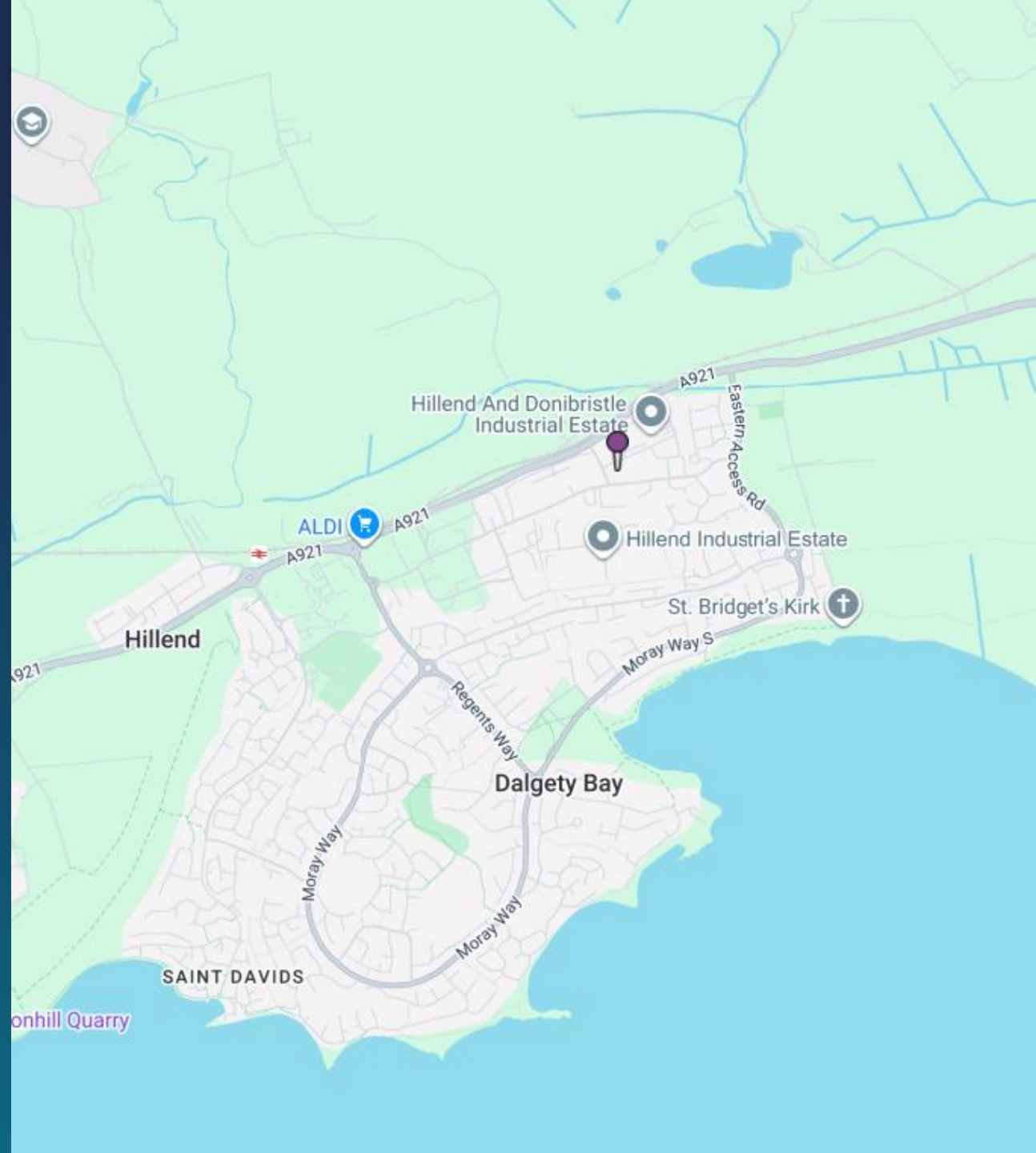
LOCATION

The property is situated on the north-eastern outskirts of Dalgety Bay, approximately 5 miles from Dunfermline City and 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 on Cross Way, within the well-established Hillend Industrial Estate, home to a diverse range of local, regional and national businesses.

The location is particularly well suited to 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

The unit offers a showroom, office and ancillary accommodation, providing occupiers with adaptable space.

The property's modern fit-out and prominent business estate location make it an attractive opportunity for businesses seeking high-quality commercial premises within the Fife market.

Internally, the accommodation is presented to a high specification throughout.

Flooring is predominantly of solid concrete construction, with timber floor coverings..

The walls and ceilings are formed by the internal finish to insulated panel systems, creating a bright and efficient working environment, whilst modern LED lighting is installed throughout.

The office can be adapted to provide a more bespoke finish subject to specification.



USE

Class 4 – Business

EPC RATING

EPC Available Upon Request

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Suite D	91.2	992
TOTAL	91.2	992

RENTAL PRICE AND TERMS

The subjects are offered for let on Full Repairing and Insuring terms of which are to be negotiated. Rental offers are invited at £15,000 per annum, exclusive of VAT.

VAT

All Prices quoted are exclusive of VAT, The incidence of VAT should be verified by any interested parties.

RATING

Business Rates to be confirmed upon application.

VIEWING

Viewing Strictly by appointment only via sole letting agent.

CONTACT

DUNCAN FRASER

+44 (0) 7850 247863

duncan.fraser@bradleyhall.co.uk

GILES HARKER

+44 (0) 7542804283

giles.harker@bradleyhall.co.uk



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