

To Let



Southdown Investment Group of Property Company

Commercial and Industrial Property

Medium Industrial Estate Units M90 COMMERCE PARK, LATHALMOND KY12 0SJ



General Industrial Units to Let.

- ✚ Located at just off the M90 Commerce Park at Junction 4
- ✚ Next to the Scottish Vintage Bus Museum
- ✚ Close to Forth Road bridge, A90 and M90
- ✚ The industrial Estate is around 45 acres.
- ✚ Stand-Alone industrial Unit.
- ✚ Suitable for a variety of industrial uses.
- ✚ On site management office.
- ✚ CCTV monitoring on site.

Location:

The Commercial premises is set in a very secluded setting, but just 2.5 miles from the north of Dunfermline. The premises situation provides easy commuting to Dunfermline or Edinburgh via the M90.

The industrial estate is outside Dunfermline near the village of Lathalmond on the B915 at the M90 Motorway is 2.5 miles away affording easy access to the city of Edinburgh (18m) via the Forth Bridge.

Description:

The premises comprise a stand-alone single story industrial/warehouse premises with yard/parking. The building is of steel frame construction with profiled metal sheeting under a pitched and clad roof.

Vehicles access is provided via roller shutter to the front elevation with separate pedestrian access also provided. Internally the premises have been arranged to provide open plan industrial / warehouse accommodation which benefits from a concrete floor.

The site includes various individual industrial units, large sheds and workshops.

Accommodation:

Available Units are:

Unit 6B: Floor Size GIA 5,000 sq. ft.

Unit 6C: Floor size GIA 5,000 sq. ft.

Unit 15: Floor Size GIA 5,500 sq. ft.

Total Site Area (gross): 49 acres site

Service:

It is understood the site and premises benefit from all mains service including water, electricity and drainage.

Business Rates

All interested parties should contract the local authority to confirm these figures.

Tenure

The accommodation is available on new FRI lease for a term of years to be agreed.

Legal Costs

The ingoing tenant will be responsible for its own legal cost.

VAT and Costs

All prices, premiums and rents etc. Are quoted exclusive of VAT at the prevailing rate.

A full copy of EPC is available upon request from the landlord.

Subject to Contract.

