

Unit 2



Unit 3



## TO LET - WAREHOUSE/ LIGHT INDUSTRIAL

THE NAIRN ANNEXE,  
HIGH STREET, KIRKCALDY  
KY1 2QT

- Warehouse/Light Industrial
- 7.5m eaves height
- Close to amenities and good road transport links
- Units extend from 280.92 sq m (3,020 sq ft) to 288.58 sq m (3,103 sq ft)
- Onsite parking

#### LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 people and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline, which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first-class dual carriageway link into Central Scotland's motorway network.

#### DESCRIPTION:

The subjects are located at the end of Kirkcaldy High Street and comprise of purpose-built detached warehouse/light industrial units. The units are of modern steel frame construction with facing brick/block finish and each unit is surmounted by a flat roof. The subjects are self-contained units, which are interconnecting by lockable doors. Two of the subjects benefit from sliding/roller doors for vehicle access. Possibility to add a mezzanine office level but would be subject to planning permission.

The units benefit from mains supplies of water and 3-phase electricity.

#### ACCOMMODATION:

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

Unit 2: 280.92 sq m (3,020 sq ft)  
Unit 3: 288.58 sq m (3,103 sq ft)

#### RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have an annual Rateable Value of:

Unit 2: £20,000 per annum  
Unit 3: £14,400 per annum

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

#### LEASE TERMS:

Rental:  
Unit 2: £21,140 per annum  
Unit 3: £21,721 per annum

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

#### VAT:

All prices quoted are exclusive of VAT.

#### LEGAL COSTS:

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

#### ENTRY:

Upon completion of legal formalities.

#### FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
27 Canmore Street  
Dunfermline  
Fife  
KY12 7NU

Tel: 01383 604 100 (Agency Department)

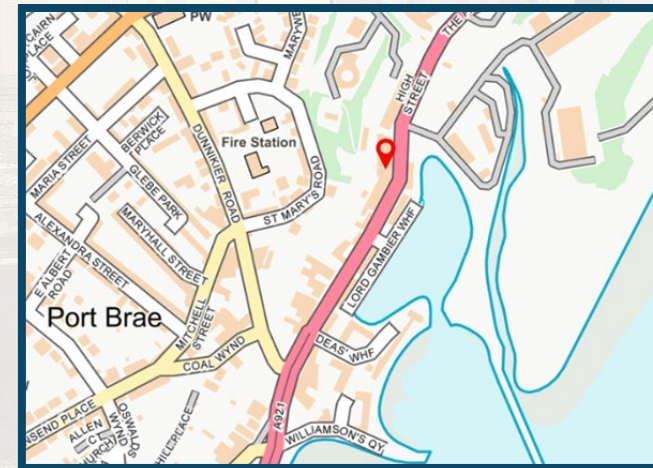
EMAIL: lois.paterson@dmhall.co.uk,  
fifeagency@dmhall.co.uk

#### VIEWING:

Strictly by arrangement with the agents.

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#### IMPORTANT NOTE

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