

DM HALL

To Let

Industrial

Unit 7 Merlin Way,
Donibristle
Industrial Estate,
Dalgety Bay,
KY11 9JY



106 sq m
(1,148 sq ft)

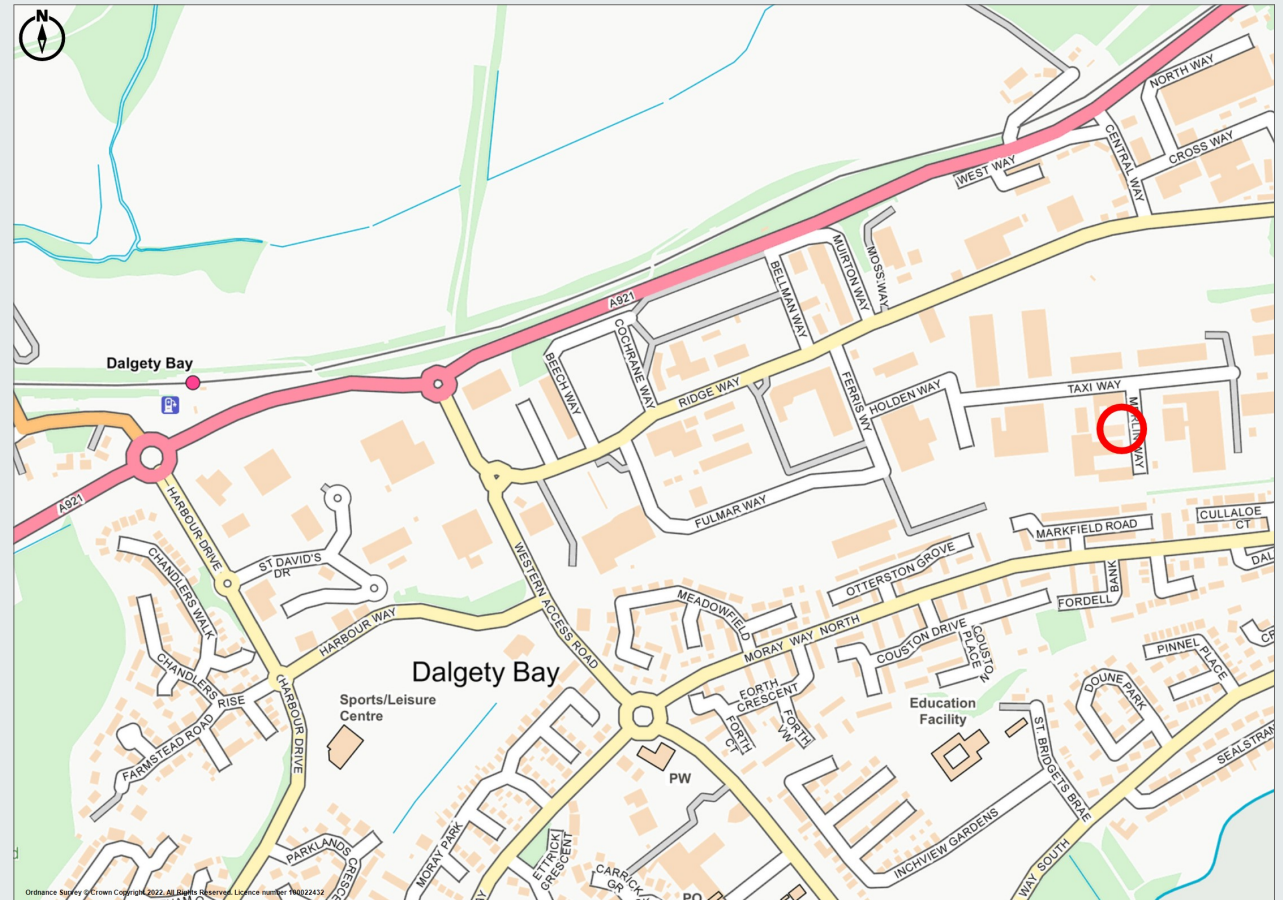
Property Details

- End terraced industrial unit
- Office accommodation
- Roller shutter loading door
- 3 phase power supply
- Immediate entry available

Location

Dalgety Bay lies approximately 16 miles north east of Edinburgh, 7 miles south east of Dunfermline and 2 miles east of the M90 motorway that provides connectivity to all major routes.

The subjects are located on Merlin Way which is situated to the north east of the town. Nearby occupiers include JBM Glass and Glazing Ltd, Scott's Access Solutions Ltd, Zone One Detailing and SR Roadmarkings Ltd.



Property Details

Description

The subjects comprise an end terraced industrial unit benefitting from the following specification:

- Office accommodation
- Roller shutter loading door
- 3 phase power supply
- Toilet facility
- Communal loading yard and parking area

Accommodation & Floor Areas

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

	SQ M	SQ FT
UNIT 7	106	1,148

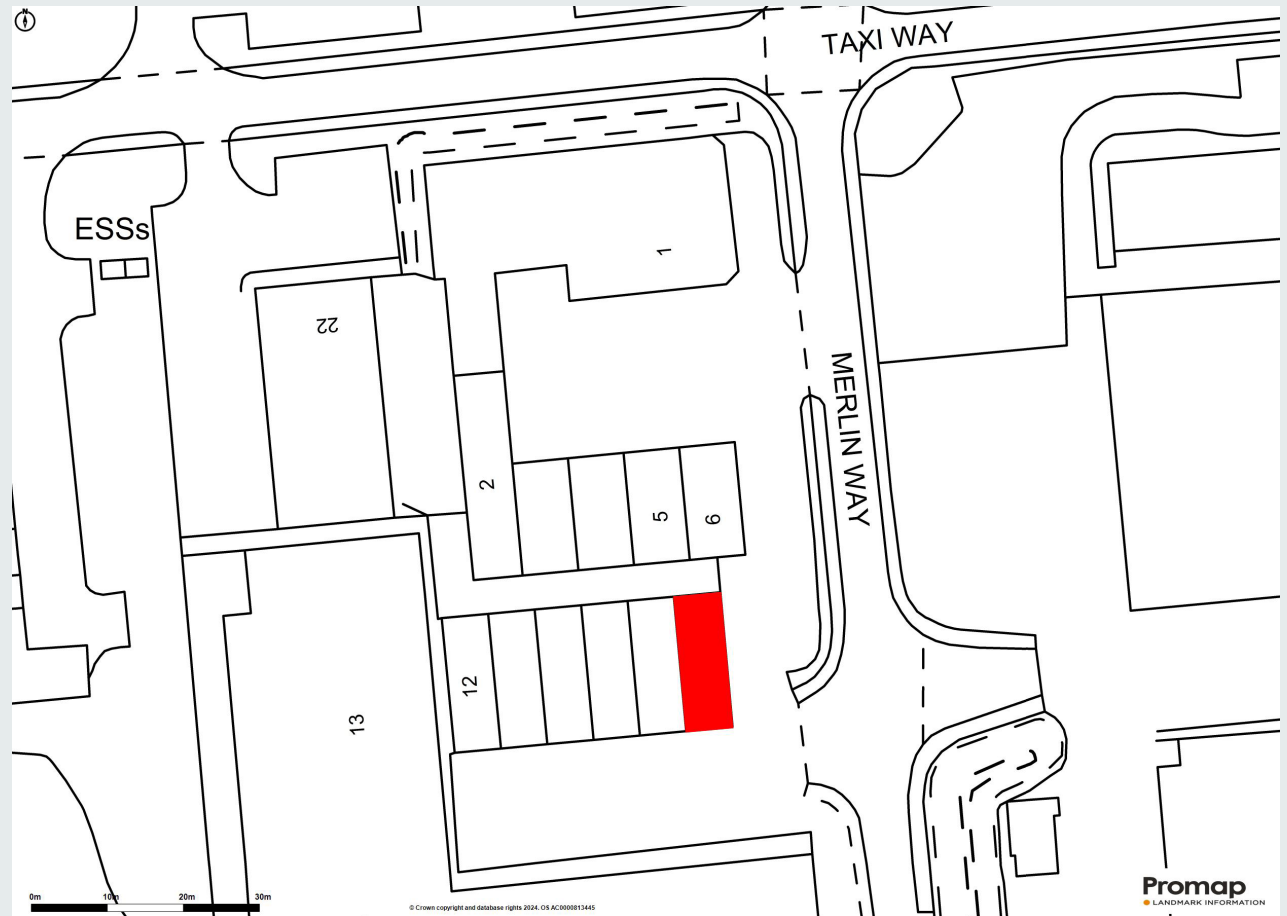
Energy Performance

The subjects have an EPC rating of G. A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Non Domestic Rates

The ingoing tenant will be responsible for the payment of any non-domestic rates pertaining to the subjects. According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief subject to tenant status. Further information on rates payments can be found at www.saa.gov.uk



Property Details

Proposal

The subjects are available on a new full repairing an insuring lease for a period to agreed. Further details are available from the agent.

Legal Costs

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

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Viewing Arrangements

Strictly by contacting the sole selling/letting agents.



Make an enquiry

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