



FOR SALE

INDUSTRIAL INVESTMENT

PRICE AMENDMENT

MODERN INDUSTRIAL WAREHOUSE OFFICE & YARD

UNIT 2, WHEATFIELD
ROAD, DUNNIKIER
BUSINESS PARK,
KIRKCALDY, KY1 3PD

[WATCH VIDEO](#)

GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants



EXECUTIVE SUMMARY

- Let to Astrak (UK) Limited
- Lease from November 2021 until November 2031
- Tenant Break Option July 2029
- Rent Passing of £180,000 per annum, exclusive
- Rent Review 17th November 2026
- Offers invited in excess of £1.95m
- Net Initial Yield 8.69% and a Reversionary Yield
between 10.95% and 11.31%

LOCATION

The subjects are situated on the Western side of Wheatfield Road, Kirkcaldy lying on the western periphery of Mitchelston Industrial Estate. The estate is a recognised and industrial location offering a mixture of local, regional and national company representation.

Kirkcaldy itself lies within the Kingdom of Fife approximately 30 miles to the north of Edinburgh, 15 miles East of Dunfermline and some 30 miles to the southwest of Dundee. The town has an estimated population of some 49,000 people and a much larger catchment of circa 150,000 persons.

BY CAR

LOCATION	DISTANCE	TIME
TOWN CENTRE	2 1/2 miles	10 minutes
RAIL STATION	2 1/2 miles	10 minutes
EDINBURGH	30 miles	45 minutes
DUNDEE	30 miles	45 minutes
PERTH	38 miles	45 minutes
GLASGOW	60 miles	1hr 10 minutes
ABERDEEN	95 miles	2 hrs
STIRLING	40 miles	50 minutes

BY RAIL TO KIRKCALDY TOWN CENTRE

LOCATION	TIME
EDINBURGH	49 minutes
DUNDEE	40 minutes
PERTH	50 minutes
GLASGOW	1hr 30 minutes
ABERDEEN	2 hrs 15 minutes
STIRLING	1hr 30 minutes





NEARBY OCCUPIERS



> GALLERY

[VIEW FULL GALLERY](#)



➤ DESCRIPTION

The subjects comprise a substantial modern detached and extended industrial Warehouse and Office property which is let to Astrak (UK) Limited.

The building is of steel portal framed construction benefitting from insulated metal cladding to walls and roof coverings. There is a high specification and good quality, two storey administration block attached to the front of the building, of reconstituted stone block cladding with a large and extended Warehouse attached to the rear which is of steel frame and reconstituted stone block cladding to lower walls and insulated metal cladding to upper walls and roof. There is an additional standalone workshop towards the rear of the site.

The industrial accommodation benefits from varied eaves heights ranging from circa 4.95m (16ft) to 5.5m (18ft).

The site has the benefit of a 'Tarmacadam' surface car park immediately to the front, with a concrete and mono block surfaced yard to the side and rear which benefits from partial secure perimeter fencing.

ACCOMODATION

We have measured the property in accordance with the RICS Property Measurement, 2nd Edition, and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor areas as follows:-

FLOOR	DESCRIPTION	SQ.M	SQ.FT
GROUND	WORKSHOP	2,460.89	26,489
GROUND	OFFICE	174.21	1,875
FIRST	OFFICE	460.77	4,960
GROUND	STANDALONE WORKSHOP	288.00	3,100
TOTAL		3,383.87	36,424
SITE AREA		1.194 ha	2.95 acres



COVENANT

Astrak (UK) Limited (Company No. SC460501) is an established business in Kirkcaldy, Scotland and has a D&B Credit Rating of 2A3. Further company details can be found on their website www.astrak.com

RATEABLE VALUE

Reference to the Scottish Assessors Association Website notes the subjects have a Rateable Value of £179,000 with effect from 1st April 2023.

> LEASE TERMS

LEASE EXPIRY	17th November 2031
RENT PASSING	£180,000 per annum, exclusive
RENT REVIEW	5 Yearly review pattern on upwardly only provision; next rent review on the 17th of November 2026
BREAK OPTION	Tenant Break option in July 2029
REPAIRING / INSURANCE OBLIGATIONS	Tenants Full Repairing & Insuring Obligation, subject to Schedule of Condition

EPC

An EPC is available upon request

VAT

All prices are quoted excluding VAT

SALE PRICE

Our clients are inviting offers in excess of £1.95 million subject to the existing lease, which reflects a Net Initial Yield of 8.69% and a Reversionary Yield between 10.95% and 11.31%.

LEGAL COSTS

Each Party to bear their own legal costs incurred by the transaction.

MONEY LAUNDERING

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.



FURTHER VIEWING & INFORMATION

Viewing and further information available from the sole selling agent

GRAHAM + SIBBALD

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These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.

Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Prospective Tenants.

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A list of Partners can be obtained from any of our offices.

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