

Mitchelston Industrial Estate

Midfield Court, Kirkcaldy, Fife,
KY1 3PS

Workshop / Industrial Units to let
1,330 sq ft – 2,181 sq ft



Workshop / Industrial Units

1,330 sq ft – 2,181 sq ft



Newly refurbished



Flexible terms



Communal yard



Car parking



Three-phase electricity



Potential business
rates relief

This modern development of industrial and workshop units is arranged over 5 terraces with ample yard and car parking facilities.

Each of the newly refurbished units has access via commercial doors, as well as a separate personnel door. Internally, the units offer an open-plan workshop with a kitchenette and WC facilities.

The construction of the unit consists of a steel portal frame with profiled metal sheeting to the upper elevation under pitched roofs. The lower external walls are of brickwork construction with concrete block construction internally.

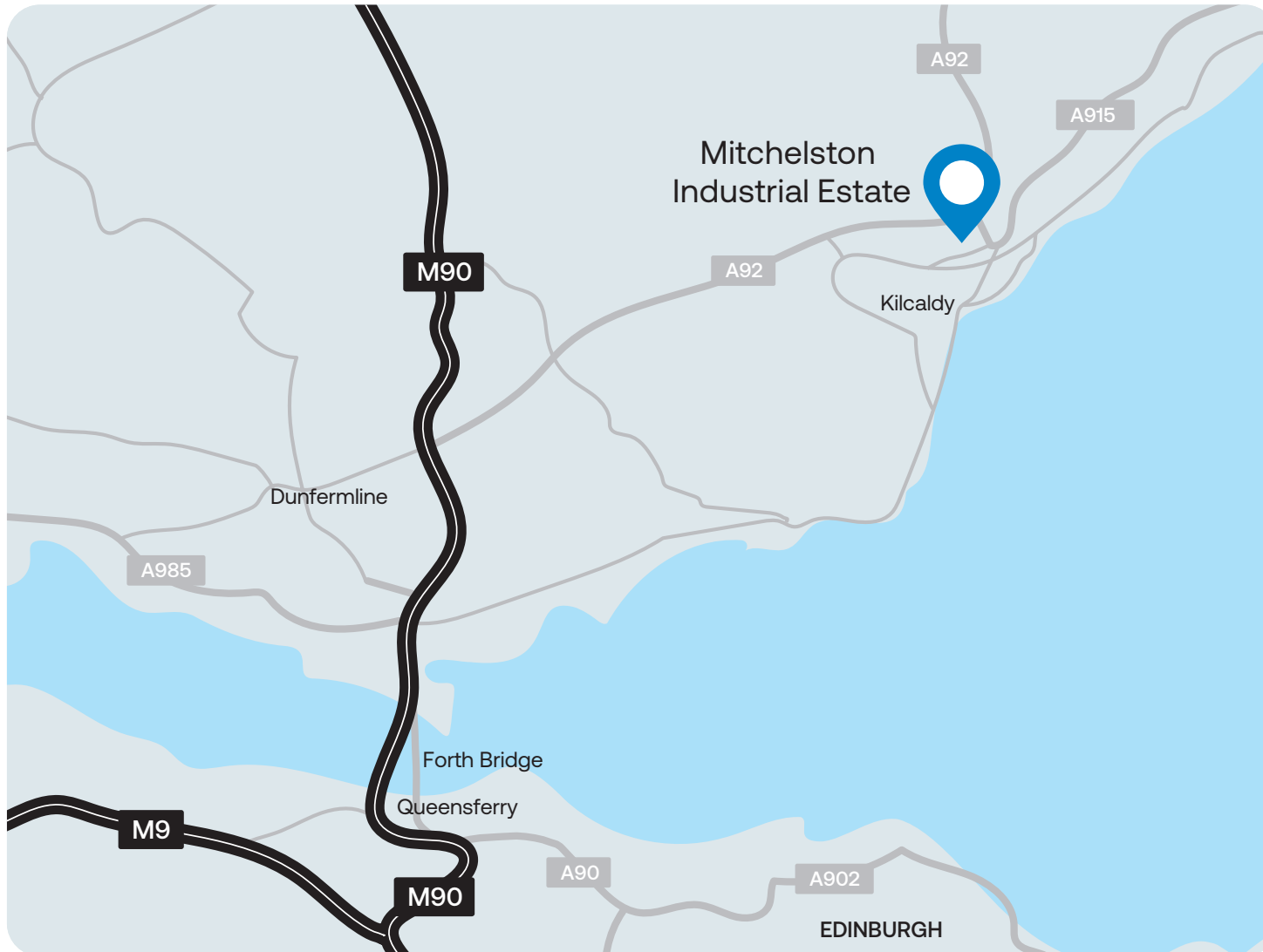
Site plan & accommodation



Unit	Property Type	Area (Sq ft)	Availability	Rent
Block 5 Unit 6	Warehouse	1,608	Immediately	£875 pcm
Block 6 Unit 3	Warehouse	2,181	Under offer	£875 pcm
Block 6 Unit 4	Warehouse	1,356	Immediately	£875 pcm
Total	-	6,753	-	-



Location



Mitchelston Industrial Estate is situated on the north side of Kirkcaldy, close to the East Fife link road, which is the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The warehouses are in the northern section of the estate on Midfield Road, which is accessed from Carberry Road or Mitchelston Drive.

Existing occupiers at Mitchelston Industrial Estate include a diverse range of commercial and industrial users, such as ASDA, Eurocell, Euro Car Parts, Dingbro, BMW, Kia, Volkswagen, and others.

Mitchelston Industrial Estate

Midfield Court, Kirkcaldy, Fife, KY1 3PS

Workshop / Industrial Units | 1,330 sq ft – 2,181 sq ft

[Book a viewing](#)

Mileway

Ross Miller
scotland@mileway.com
0141 846 0480



Rhys Davies
rhys.davies@jll.com
07809 231 455

Aiva Ivoskute
aiva.ivoskute@jll.com
07540 141 945

Ryden.co.uk

James Gordon
james.gordon@ryden.co.uk
07442 899440

Cameron Whyte
cameron.whyte@ryden.co.uk
07789003148

Further information:

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.