Mitchelston Industrial Estate

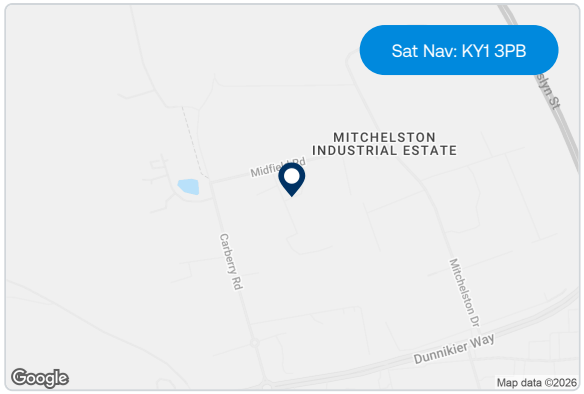
Mitchelston Industrial Estate Kirkcaldy KY1 3NH

Warehouse | 1,298 - 7,142 ft²

- On-site parking
- Newly refurbished
- Communal yard
- Three-phase power







Description

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.

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.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

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Accommodation:

Units 3, 7, Block 5 Unit 8, prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	Reduced Rent (£)	EPC
Unit 3	Warehouse	1,435	Immediately	538	
Unit 6	Warehouse	1,443	Under offer		
Unit 7	Warehouse	2,966	Immediately	1,112	
Block 5 Unit 8	Warehouse	1,298	Immediately	460	A
Total		7,142			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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