



**BNP PARIBAS
REAL ESTATE**

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world

First Floor Offices To Let on Flexible Terms

North Way

Hillend and Donibristle Industrial Estate

Dalgety Bay

Fife

KY11 9HQ

500 – 9,630 sq ft

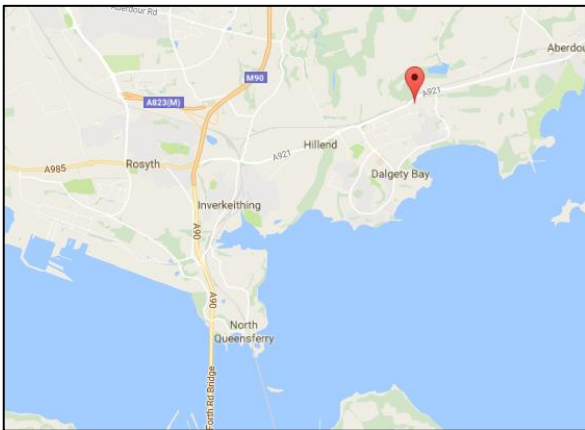


Location

Hillend and Donibristle Industrial Estate is a well-established industrial estate on the northern periphery of Dalgety Bay, Fife.

The site enjoys excellent communication links being situated approximately 5 minutes' drive from Junction 1 on the M90 north of the Forth Road Bridge. In addition Dalgety Bay railway station is located less than 1 mile to the west of Hillend and Donibristle Industrial Estate.

The surrounding area is predominantly commercial in nature interspersed with small pockets of residential property. Amenities in area include an Asda Superstore, Dobbies Garden Centre, together with leisure facilities at St David's Business Park.



Description

The available office accommodation is situated at first floor in the Kelvin Building to the North of the main facility and is accessed through a common reception. The premises provide a mix of open plan and cellular offices and benefit from the following specification:

- Electric heating
- Perimeter trunking
- Kitchen and WC facilities
- Secure common reception

The offices come readily available with some office furniture and ample car parking space is available on site..

Accommodation

The premises have been measured in accordance with the RICS Code of Measurement Practice (6th Edition). The Net Internal Area is as follows:

Floor	Sq Ft	Sq M
1st	500 - 9,630	46.45 - 895

Tenure

The office suites are available to lease on new full repairing and insuring terms for a lease term to be agreed. Flexible lease terms will be considered by the landlord.

Rateable Value

The first floor office accommodation will require to be reassessed upon occupation on a case by case basis. Interested parties should contact the local assessor's office for further information.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax, Registration Dues and any VAT thereafter.

Service Charge

A service charge will be applicable to include buildings insurance. Further details are available upon request.

VAT

VAT will be applicable on the rent and all other charges associated with occupation at the prevailing rate.

Energy Performance Certificate

The property has an EPC rating of F+.



Viewing and Further Information

Viewing is by appointment only. Please contact the sole letting agents for quoting rent and other associated costs.

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Particulars dated October 16
Photos dated October 16