

TO LET

MODERN OFFICE PREMISES

EASY ACCESS TO M90 AND
QUEENSFERRY CROSSING

ON-SITE PARKING AND EV
CHARGING

381 SQ M (4,107 SQ FT)
OVER 2 FLOORS

OFFERS OVER
£40,000 P/A



VIDEO TOUR



WHAT 3 WORDS



**NEWGATE BUILDING, BURNSIDE BUSINESS PARK,
NORTH ROAD, INVERKEITHING, KY11 1NZ**

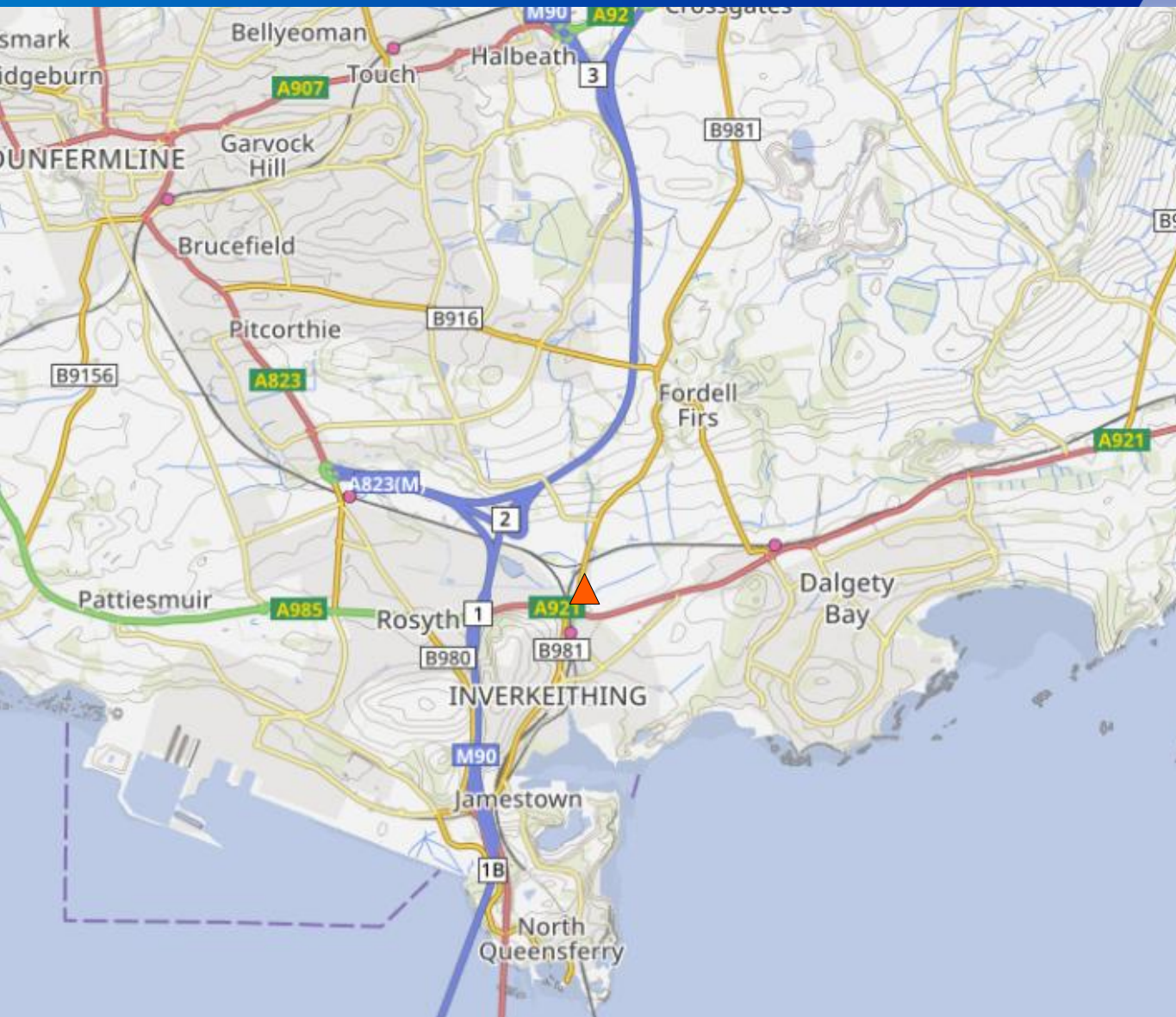
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Location

NEWGATE BUILDING, BURNSIDE BUSINESS PARK,
INVERKEITHING



LOCATION

Inverkeithing is a town in west Fife, Scotland and is located on the northern shores of the Firth of Forth. It has a resident population in excess of 6,000 persons and is situated approximately 12 miles north of central Edinburgh and 4 miles southeast of Dunfermline City Centre.

The town benefits from excellent road communication links being situated adjacent to the M90 motorway a short distance north of the Forth Road Bridge and Queensferry Crossing. Inverkeithing also lies on the Fife Circle railway network which connects all of Fife's principal towns with Edinburgh to the south.

The subjects are situated within Burnside Business Park, a well established industrial/commercial estate to the northern periphery of the Inverkeithing.

Burnside Business Park is located on the eastern side of the B981 Inverkeithing to Crossgates Road.

The subjects sit to the southern periphery of the estate road.

Inverkeithing Train Station is located a short distance to the south and the M90 Edinburgh to Perth motorway is to the west affording good transport links to the major motorway networks.

Land uses in the immediate vicinity are principally industrial and commercial in nature with some private housing also nearby.



FIND ON GOOGLE MAPS



Ground Floor

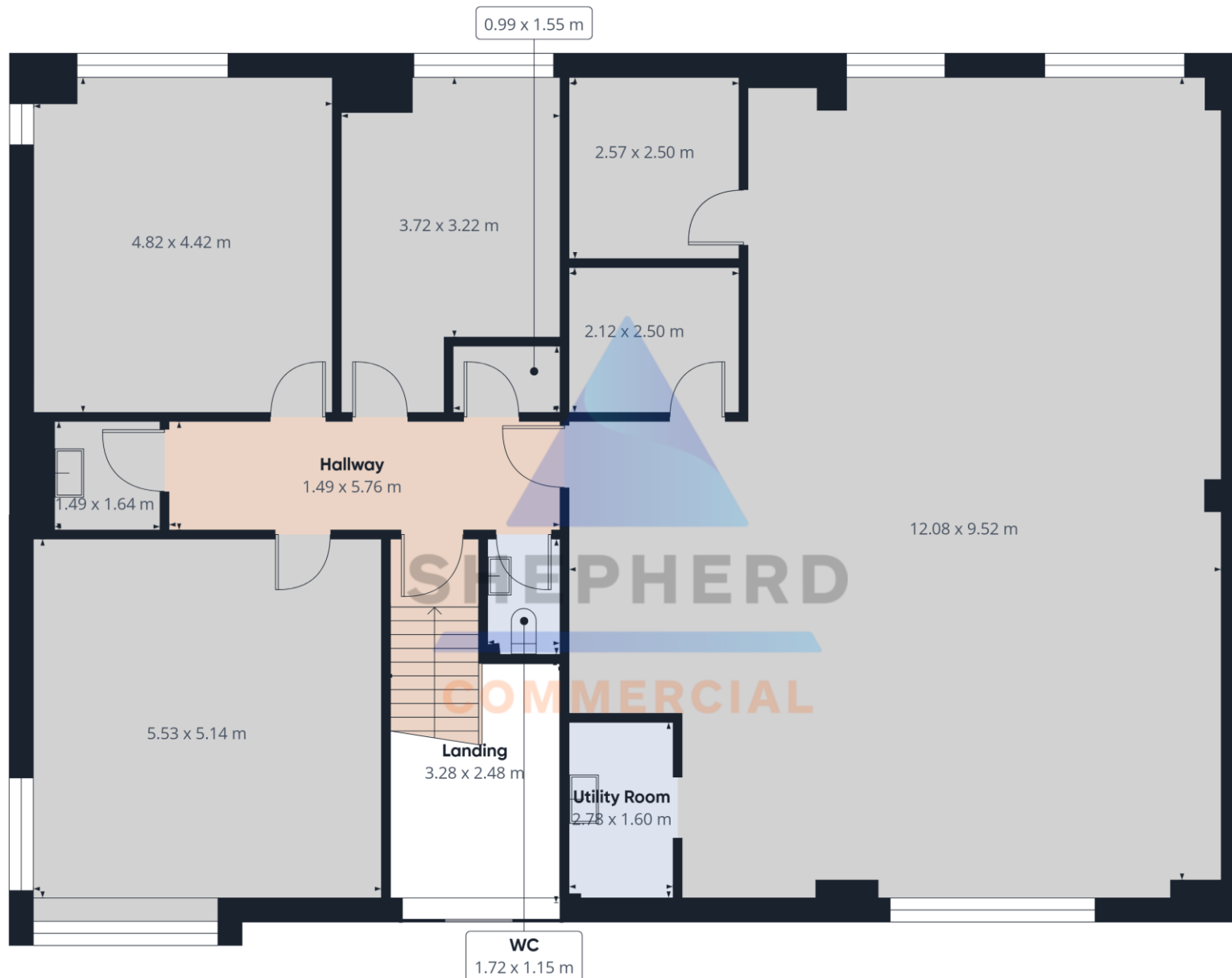
NEWGATE BUILDING, BURNSIDE BUSINESS PARK,
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First Floor

NEWGATE BUILDING, BURNSIDE BUSINESS PARK,
INVERKEITHING



Floor 1



Description

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DESCRIPTION

The subjects comprise a modern two-storey office pavilion with dedicated car parking.

The accommodation is laid out to provide a mixture of open plan and private office accommodation with kitchenette and w.c. facilities on both levels.

Floors can potentially be let out separately (subject to appropriate consent/warrants).

CAR PARKING

The subjects provide private parking for approximately 15 cars.

There are also 2 private EV charging points. Please call for details.

ACCOMMODATION

	m ²	ft ²
Ground Floor	186.18	2,004
First Floor	195.39	2,103
Total	381.57	4,107

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The Detail

NEWGATE BUILDING, BURNSIDE BUSINESS PARK,
INVERKEITHING

RENTAL

Our client is inviting offers over £40,000 per annum for a negotiable term of years.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £57,000.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

The subjects have been elected for VAT purposes and as such VAT will be applicable.

LEGAL COSTS

Each party shall be responsible for their own legal costs with the incoming tenant assuming responsibility for LBTT and Registration dues.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE NOVEMBER 2025

