

TO LET

WAREHOUSE STORAGE

**FORMING PART OF A BUSY LEVEN
INDUSTRIAL ESTATE**

**INDIVIDUAL UNITS FROM CIRCA
460 SQ.FT – 184,875 SQ.FT**

**BUILDINGS AND LAND AVAILABLE
ON A SINGLE OR MULTIPLE LOT
BASIS**

**FLEXIBLE LEASE TERMS
AVAILABLE**

RENTS FROM £4 PSF



BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD

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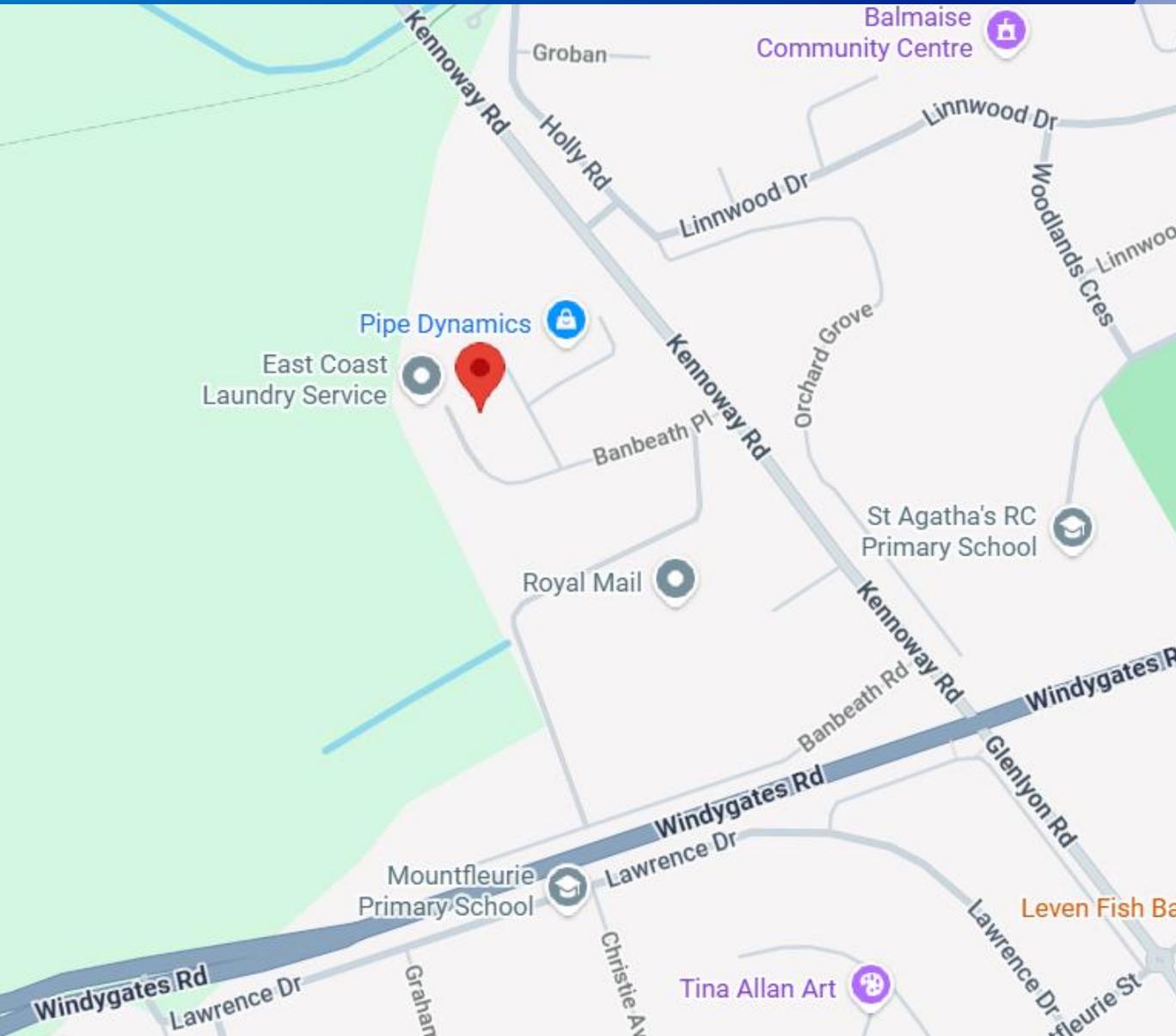
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Location

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LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

There are good road links to the area with the A92 link road approximately 12 km (7.5 miles from the subject property). This link provides dual carriageway access to the Scottish motorway network.

There is also a regular bus service to the area and surrounding centres of employment.

The town of Leven provides good transport, shopping and educational facilities. A new rail station linking Leven with the regional railway network has now opened.



WHAT 3 WORDS



GOOGLE MAPS



Schedule

BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD

Unit No.	Sq.M.	Sq.Ft.
Unit 1	3,164.1	34,058
Unit 2	1,636	17,609
2 Storey Office	698.6	7,520
Unit 3	4,266.2	45,921
Unit 4	2,818.8	30,341
Unit 5	3,447.7	37,110
Unit 6	176.2	1,897
Unit 7	296.9	3,196
Unit 8	UNDER OFFER	UNDER OFFER
Unit 9	55.8	600
Unit 10	42.8	460
Unit 11	56	604
Unit 12	77.6	835
Unit 13	26.9	289
Total Accommodation	17,175.7	184,875
Total Yard Space	14,284.7	153,760
Redevelopment Area	12,423.8	133,729



Description

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DESCRIPTION

The subjects comprise a substantial industrial complex, consisting of a range of industrial and warehouse buildings located on a site extending to roughly 16 acres.

The buildings range from the 1960s to 1980s and have since been refurbished/extended where appropriate.

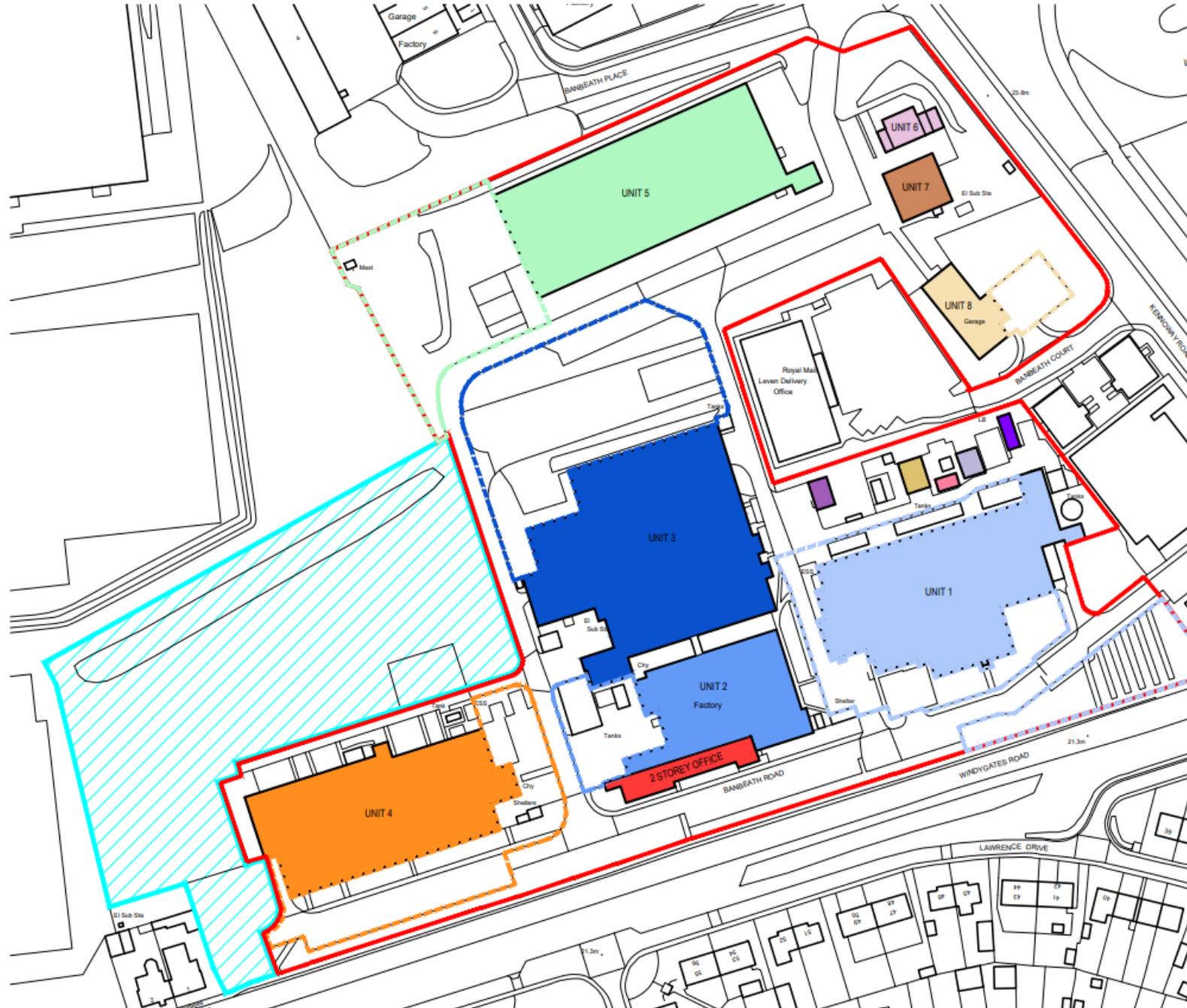
The eaves height throughout each unit varies from 3 metres to 7.5 metres.

The remainder of the site comprise a concrete surface yard and areas as well as an area of potential development land.



Site Plan

BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5HD





SERVICES

We understand the site is connected to mains supplies of water and electricity, with drainage assumed to run into the public sewer.

PLANNING

We assume the subjects are registered for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, there is scope for a broad spectrum of alternative commercial use and redevelopment, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with the Fife Council.

RATEABLE VALUE

Rateable Values for each individual unit / plot available on application. Some units will require to be reassessed.

RENT & LEASE TERMS

The subjects are available to let from £4 psf.

Offers will be considered on a single and multiple lot basis.

Leasehold occupation will be on a Full Repairing and Insuring (FRI) basis for a flexible term incorporating a regular review pattern.

VALUE ADDED TAX

Interested parties are advised to satisfy themselves independently as to the incidence of Value Added Tax.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPCs will be provided upon specific request.

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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