

INDUSTRIAL

ara
Andrew Reilly Associates

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**UNIT 4A, ENERGY PARK FIFE,
WELLESLEY ROAD, METHIL, KY8 3RA**

811.41 SQ M (8,734 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

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LOCATION:

Situated on Scotland's east coast approximately 8 miles from Kirkcaldy, Methil is an historic port town of c.11,000 inhabitants. Energy Park Fife has been developed by Scottish Enterprise, in conjunction with Fife Council, as a manufacturing and research zone principally targeting the renewable, oil and gas energy sectors, and is the focus of the regeneration of the port area. Incorporating a 54ha manufacturing site, Methil Business Park and Methil Docks, the Energy Park provides a range of industrial and commercial properties and offers excellent access to the North Sea offshore energy market.

While principally aimed at the energy sectors the range of accommodation available makes the Energy Park an attractive location for a variety of occupiers. In addition, the Park has been designated an assisted area and as such ingoing occupiers may benefit from Regional Selective Assistance (RSA).

The subject premises are located within the principal manufacturing area of the Park, adjacent to the Burntisland Fabrications facility and within close proximity to Methil High Street.

DESCRIPTION:

The property comprises a semi-detached industrial unit of steel framed construction with metal cladding to walls and roof with brick/block infill. Translucent panels have been incorporated within the roof to provide natural light. Car parking and shared yard area are incorporated to the north elevation with loading access provided by way of a 4.5m electrically operated roller shutter door.

Internally, the unit has a concrete floor plate and lighting is by way of pendant box sodium lamps. Eaves height is approximately 6m, rising to 9m at the apex of the roof. Ancillary accommodation has been created within the unit to provide industrial offices, staff canteen and welfare facilities, including accessible WC. A mezzanine storage area has been formed above the office accommodation.

ACCOMMODATION:

We have measured the property in accordance with the RICS/ISVA Code of Measuring Practice (6th Edition) and calculate that the property has the following Gross Internal floor area:

	Sq M	Sq Ft
Industrial/Warehouse	678.40	7,302
Offices	133.01	1,432
Total	811.41	8,734

BUSINESS RATES:

The subject premises are currently entered in the Valuation Roll as Warehouse with a rateable value of £25,900. A right of appeal against the rating assessment will be available to ingoing tenants.

LEASE TERMS:

The property is available to let on flexible terms on a full repairing and insuring basis. Full terms are available on application to the sole letting agent.

VAT:

Rents and outgoings quoted are exclusive of VAT and will be liable at the prevailing rate.

LEGAL FEES

Each party will be responsible for their own legal fees. In dealing with the transaction however the purchaser will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE

An energy assessment has been undertaken on the property and an EPC Rating of C has been achieved.

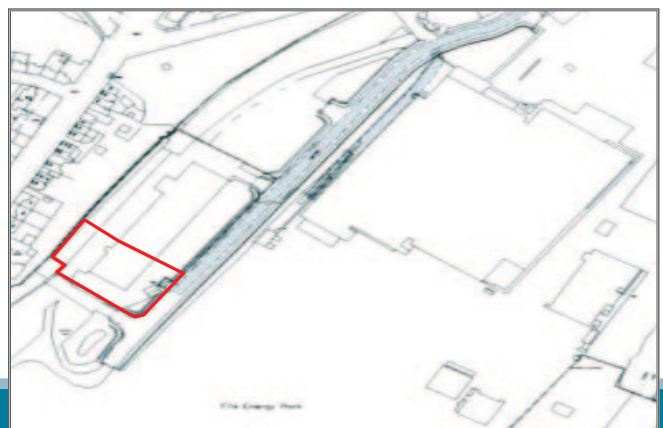
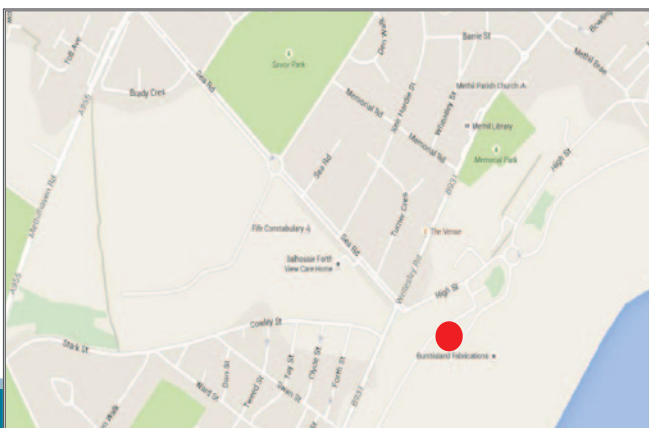
VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole marketing agents:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.