



Unit 3, The Avenue, Lochgelly, Fife, KY5 9HQ

- Modern Industrial/Workshop Unit
- Unit Extends to 1,055 Sq Ft (98 Sq M)
- In Close Proximity to the A92 + M90

Location

Lochgelly is situated in West Fife between the larger towns of Kirkcaldy (7.5 miles) to the east and Dunfermline (10 miles) to the west. The town benefits from excellent transport connections, including a mainline railway station providing links throughout Fife and to Edinburgh.

More specifically, the subjects are located just off The Avenue in a predominantly industrial locality less than 1 Mile south of Lochgelly Town Centre. The units benefit from immediate access to the A92 and M90 offering excellent connectivity to nearby towns and beyond.

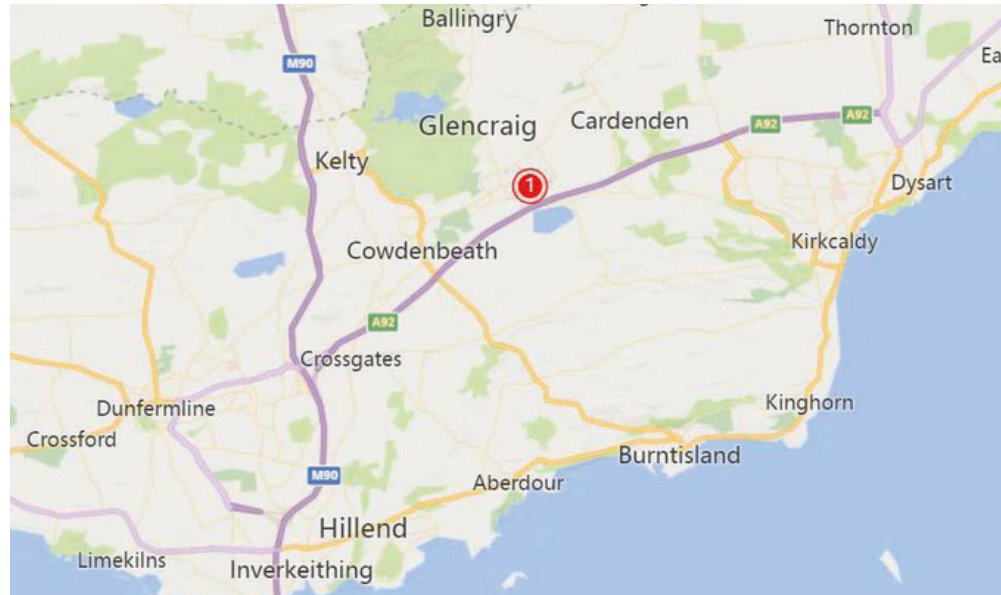
Connectivity	Miles
Dunfermline	10
Kirkcaldy	7.5
Queensferry Crossing	12
Edinburgh City Centre	22

Description

The subject comprises a terraced industrial unit of steel portal frame construction, incorporating insulated infill cladding.

The unit offers a modern open plan industrial accommodation with the inclusion of W/C facilities. The subjects have both roller shutter and pedestrian access doors. There is ample parking on site which is shared amongst all occupiers.

We note that the subjects benefit from Use Class(es) 4 in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. No Class 6 use will be permitted.



ACCOMMODATION

According to our calculations from measurements taken from architects' drawings, we estimate the subjects extend to the following approximate gross internal areas:

Area / Floor	Sq M	Sq Ft
Unit 3	98	1,055

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RENT

Rental Offers are invited in excess of £10,000 per annum, exclusive of VAT.

VAT

VAT will be chargeable at the standard rate for rent, insurance and service charge.

RATEABLE VALUES

The subjects are shown in the Valuation Roll at £6,600.

EPC

The Energy Performance Certificates (EPC) are available on request.

To arrange a viewing please contact:



Duncan Fraser
Director
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6. Date of Publication: July 2026