

OPTION TO COMBINE WITH THE ADJACENT UNIT



Fife Food & Business Centre

TO LET

Modern Industrial Unit

2,070 - 4,140 sq.ft (192 - 384 sq.m)

Unit 30 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

- High eaves height of 6m rising to 8m
- Well established industrial location

M **M[®]Core**
LCP UK

01384
400123

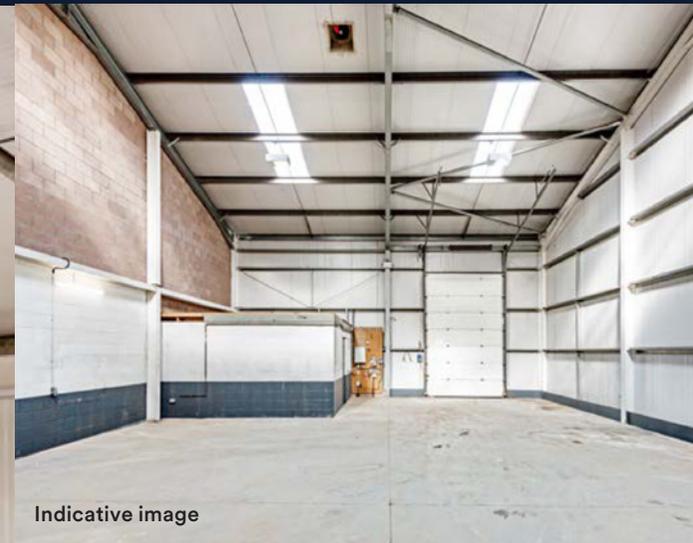
lcpgroup.co.uk



Unit 30 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU



Indicative image



Indicative image



Unit 30 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

Areas (Approx. Gross Internal)

Unit 30	2,070 sq.ft	(192 sq.m)
TOTAL	2,070 sq.ft	(192 sq.m)

Option to combine with the adjacent unit to form a larger premises. Total 4,140 sq.ft (384 sq.m).

Description

The premises comprise two terraces of modern industrial/business units of steel portal frame construction which benefit from the following specification:

- High eaves height of 6m rising to 8m
- Translucent roof panels
- Sodium lighting
- Vehicular access via a roller shutter door
- 3 phase electricity supply
- Office facilities

Rent

£15,525 pa plus VAT

Business Rates

We are advised by the local Assessor the property currently has a Rateable Value of £14,100. The incoming tenant may benefit from relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

Energy Performance

B Rating. Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - KY6 2RU

The subject premises are located within the well-established Southfield Industrial Estate. The estate is approximately 1.5 miles south west of Glenrothes town centre and offers convenient access to the A92 trunk road which connects Glenrothes to the M90 Motorway, Dundee and beyond.

Fife Food & Business Centre is situated on the east side of the estate and is accessed from Faraday Road. Neighbouring occupiers include Pitreavie Packaging, Fife Fabrications, QPE, Proclad, National Oilwell Varco, East Coast Refrigeration, Fife Medical Group and W McMillan Foods.

Viewing

Strictly via prior appointment with the appointed agents

Ryden.co.uk
0131 225 6612

Cameron Whyte

07789 003 148

cameron.whyte@ryden.co.uk

ara
Andrew Reilly Associates
0131 229 9885

Howard Brooke

07973 540 528

h.brooke@andrewreillyassociates.co.uk

M **M[®]Core**
LCP UK



Alex Williams

07741 951843

AWilliams@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.nics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.