

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 31 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

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

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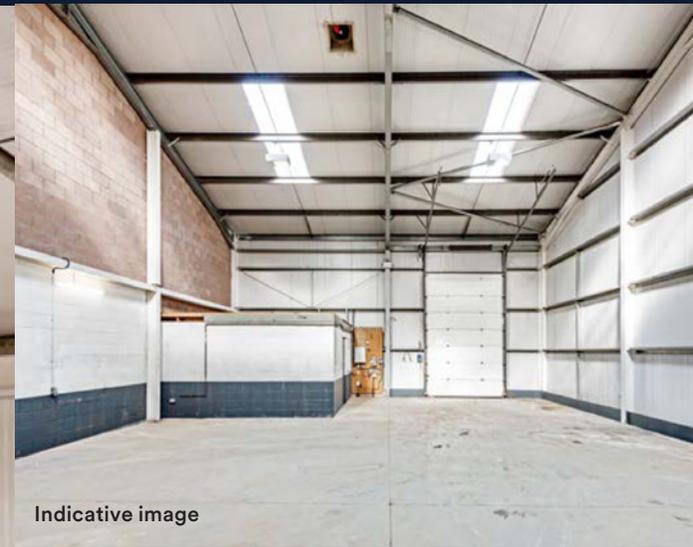
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Unit 31 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU



Indicative image



Indicative image



Unit 31 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

Areas (Approx. Gross Internal)

Unit 31	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 £13,700. The ingoing 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.

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Viewing

Strictly via prior appointment with the appointed agents

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