

LOCATION

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.

Faraday Road is one of the main estate roads leading directly to the Whitworth roundabout. Neighbouring occupiers include Fife Fabrications, Proclad Induction Bending, Flexibles UK, Plastech Mouldings, Daqua, William Tracey Group and The Pitreavie Group.

SPECIFICATION

The premises comprise a stand-alone industrial unit of steel portal frame construction which benefits from the following specification:

- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via industrial roller shutter doors
- Gas fuelled hot air blowers
- 3 phase electricity supply
- Offices with glazed frontage
- Male & female WC facilities
- Kitchen

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 1,826 Sq m (19,655 Sq ft). The property can potentially be sub-divided to accommodate requirements from 5,000 sq ft upwards.

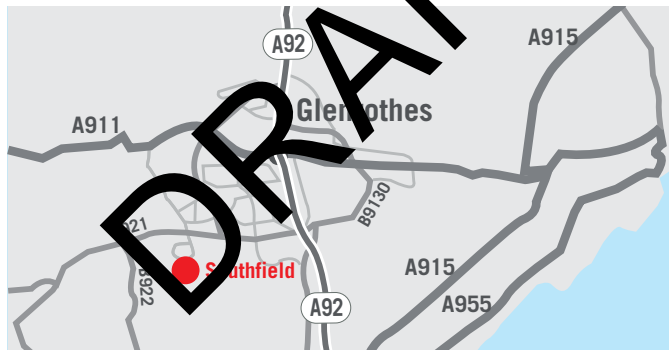
The total site area extends to 0.52 Ha (1.3 acres). There is also potential to incorporate an additional 0.25 Ha (0.6 acres).

BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £43,500 resulting in Rates Payable (2018/2019) of approximately £21,315 per annum.

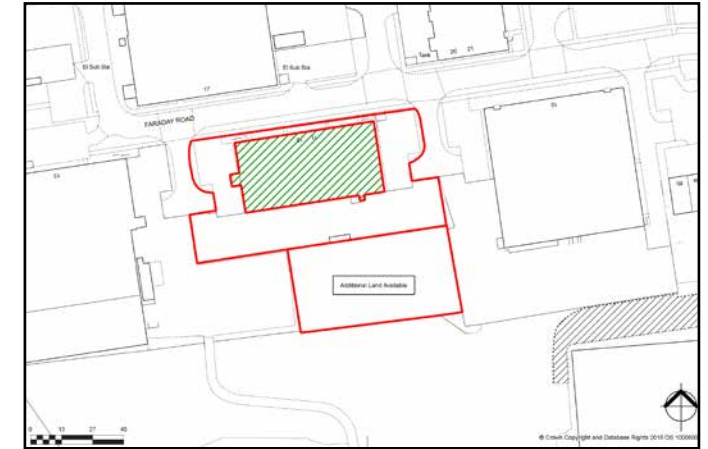
TERMS

The premises are available on a new lease for a period and rent to be agreed. Alternatively our client would consider a sale of their interest in the subjects and offers are invited.



SITE PLAN SHOWING ADDITIONAL LAND AVAILABLE

INDICATIVE DEMISE



VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a 'D' rating.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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