

To Let

**INDUSTRIAL UNIT WITH
YARD AND PARKING**



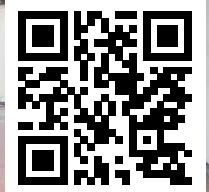
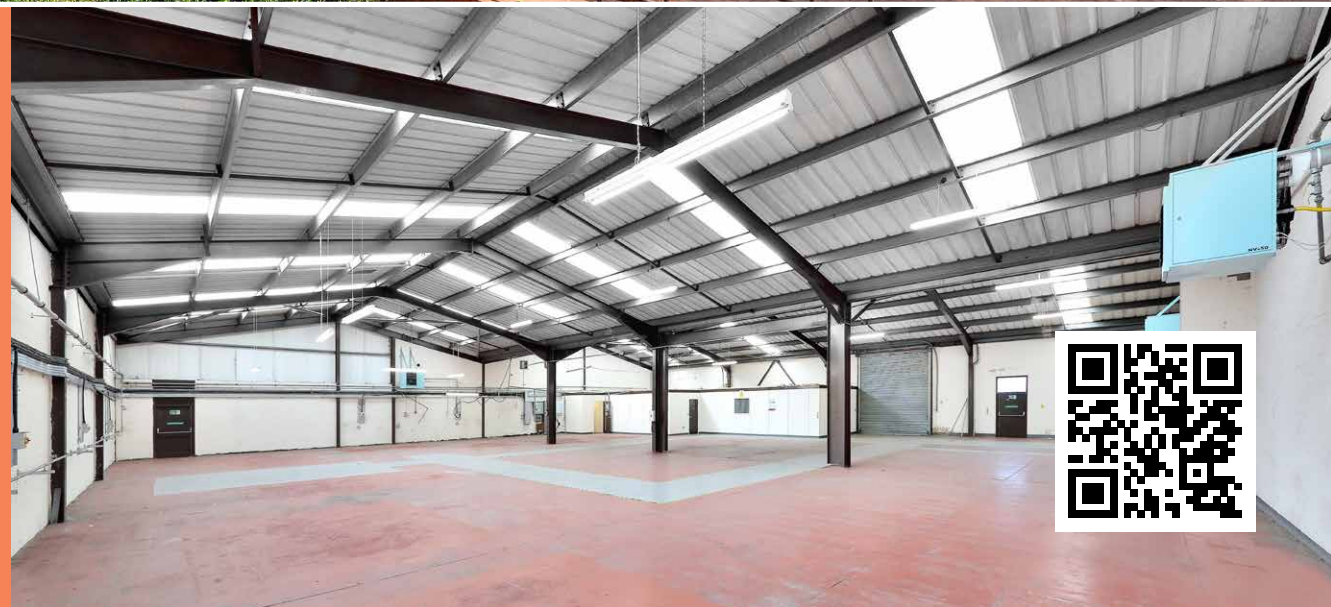
59 NASMYTH ROAD
SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SD

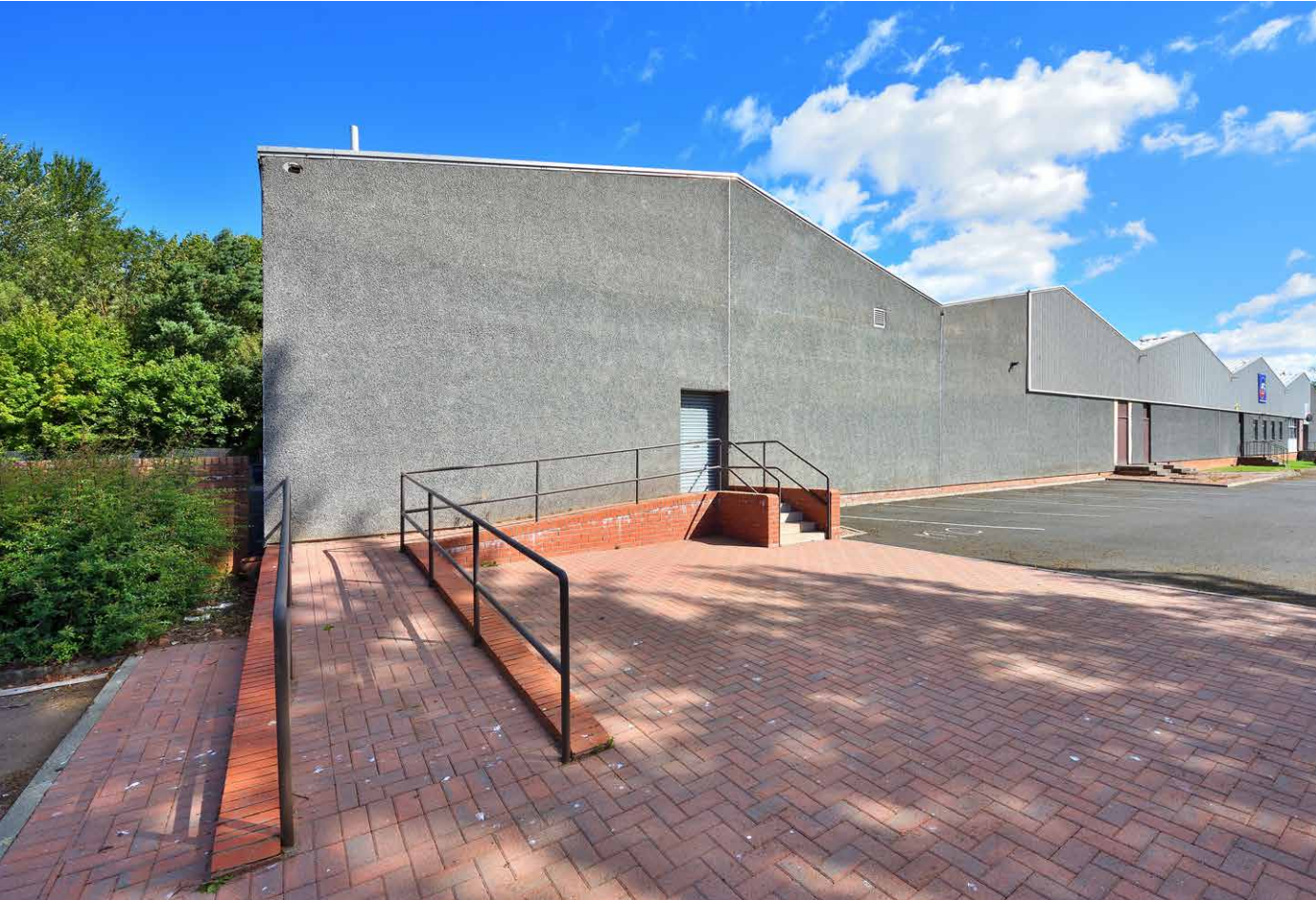
896 SQ M (9,649 SQ FT)

**POTENTIAL TO SUB-DIVIDE INTO TWO UNITS OF
APPROXIMATELY 4,825 SQ FT**

GENEROUS YARD AND PARKING PROVISION

WELL ESTABLISHED INDUSTRIAL LOCATION





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.

Nasmyth Road is situated on the west side of the estate and is accessed from Crompton Road. Neighbouring occupiers include CoorsTek, APC Overnight, Reel Service, Dusal, Keela International and The William Tracey Group.

SPECIFICATION

The premises comprise an end-terrace industrial unit of steel portal frame construction which benefits from the following specification:

- Minimum eaves height of 3.9m rising to 5.7m at the apex
- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via an electric roller shutter door
- Gas fuelled hot air blowers
- 3 phase electricity supply
- Offices
- Male & female WC facilities
- Kitchen

ACCOMMODATION

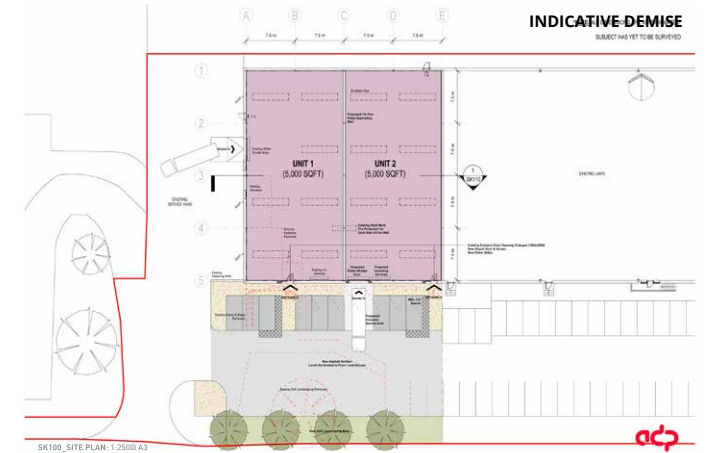
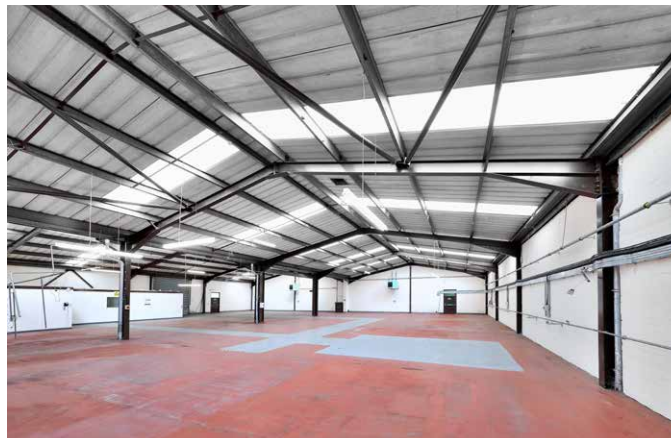
We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 896 Sq m (9,649 Sq ft). The premises could potentially be sub-divided into two units of circa 448 sq m (4,825 sq ft).

BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £23,700 resulting in Rates Payable (2020/2021) of approximately £11,600 per annum.

TERMS

The premises are available on a new lease for a period to be agreed. Further information on lease terms are available from the joint letting agents.



VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an E(71) rating.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: February 2021.