

To Let/For Sale

**INDUSTRIAL UNIT WITH
YARD AND PARKING**

ON THE INSTRUCTIONS OF

LCP

0141 465 3395
www.lcpproperties.co.uk



63 CAVENDISH WAY
SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SB

1,893 SQ M (20,379 SQ FT)

DEDICATED YARD AND EXCELLENT CAR PARKING

EXISTING OFFICE AND STAFF WELFARE FIT-OUT

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.

Cavendish Way 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 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 steel sliding folding doors
- Gas fuelled hot air blowers
- 3 phase electricity supply
- Offices with glazed frontage
- Male & female WC facilities
- Kitchen

ACCOMMODATION

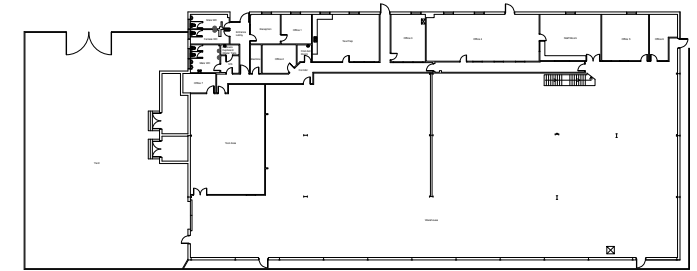
We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 1,893 Sq m (20,379 Sq ft).

BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £43,400 resulting in Rates Payable (2020/2021) of approximately £21,000 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.



VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a 'C' rating.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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