



**TO LET** Modern Industrial Unit  
2,853 sq.ft (265 sq.m)

**Unit 5, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2SF**

- Semi-detached industrial unit of steel portal frame construction
- Well established industrial location

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### Areas (Approx. Gross Internal)

Unit 5	2,853 sq.ft	(265 sq.m)
<b>TOTAL</b>	<b>2,853 sq.ft</b>	<b>(265 sq.m)</b>

### Description

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

- Translucent roof panels
- LED Lighting
- Vehicular access via a roller shutter door
- Fresh air in-take/ventilation
- 3 phase electricity supply
- Office facilities (Unit 30 only)
- Male & Female WC Facilities
- Kitchen

### Rent

£21,000 pax.

### Business Rates

We are advised by the local Assessor the property currently has a Rateable Value of £15,000. An occupier may be eligible for rates relief via the Small Business Rates Relief scheme.

### 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

### Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

### Energy Performance

E 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.

Crompton Road is situated in the south side of the estate and leads directly to the junction on to Kinglassie Road (B921). Neighbouring occupiers include Pipemore, Air Compressor Services, Phoenix Precision, KSW Engineering, Micronas Ltd and William Tracey Group.

### 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



**Howard Brooke**  
07973 540 528  
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