

AVAILABLE IMMEDIATELY



TO LET

Warehouse/Industrial Unit With Yard

9,700 sq.ft (901 sq.m)

1 Crompton Road, Southfield Industrial Estate, Glenrothes, Fife, KY6 2SF

- Open Plan Layout with Office Space
- Designated Yard and Car Parking
- Well Established Industrial Location

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Areas (Approx.)	9,700 sq.ft	901 sq.m
Rent	£48,500 pa plus VAT	
Rateable Value	£32,900*	
Rates Payable	£16,400*	
Service Charge	TBC	
Building Insurance	TBC	

*We recommend all interested parties make their own enquiries with the local council to ensure that this information is correct.



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Description

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

- Minimum eaves height of 4.34m rising to 6.37m.
- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via an electric industrial roller shutter door
- Mezzanine storage
- 3 phase electricity supply
- Offices with natural daylight
- Male & female WC facilities
- Kitchen

Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

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 003148
cameron.whyte@ryden.co.uk

ara
ANDREW REILLY ASSOCIATES
0131 229 9885

Howard Brooke
07973 540528
h.brooke@andreweillyassociates.co.uk

LCP.
part of **MTCore**



Alex Williams
07741 951843
AWilliams@lcpproperties.co.uk

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