

TO LET

Various Industrial Units,
Offices and Yards

In-site
PROPERTY SOLUTIONS



CRAIG MITCHELL HOUSE

QUEENSWAY INDUSTRIAL ESTATE
FLEMINGTON ROAD
GLENROTHES KY7 5QF

- Established trade, industrial and office location
- Refurbished space with upgraded services
- New overclad roof to the industrial units
- Flexible lease terms and competitive rents
- Accessible location adjacent to many amenities
- Secure site with 24hr CCTV and response

Craig Mitchell House comprises a refurbished detached office and industrial complex, benefiting from a spacious yard.

Situated in a large and secure site, with 24 hour CCTV, the industrial accommodation is of steel portal frame construction beneath pitched concrete roofs, which incorporate translucent roof panels providing an excellent level of natural daylight.

Occupiers on the estate include Asda, Kwik Fit, City Electrical Factors, Jewson, Morrisons, Aldi and Fife Council (offices).

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LOCATION

Situated in the centre of Glenrothes, Craig Mitchell House offers an excellent location for trade counters and a wide variety of other businesses. Glenrothes is strategically positioned in the centre of Fife, offering quick access south to Edinburgh via the A92/M90 and north to Dundee via the A92. The subjects are located just off Queensway (A911) in Queensway Industrial Estate which is situated to the south of the town centre. Glenrothes has an estimated population of c. 39,000 with a catchment population of over 340,000; this establishes Glenrothes as a strong workforce in Central Scotland.



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ACCOMMODATION

The available accommodation is shown in the table opposite. Units marked (*) require refurbishment.

Office Accommodation		
Unit	Sq Ft	Sq M
10*	4,200	390.19

Industrial Accommodation		
Unit	Sq Ft	Sq M
4	4,238	393.72
5	8,505	790.14

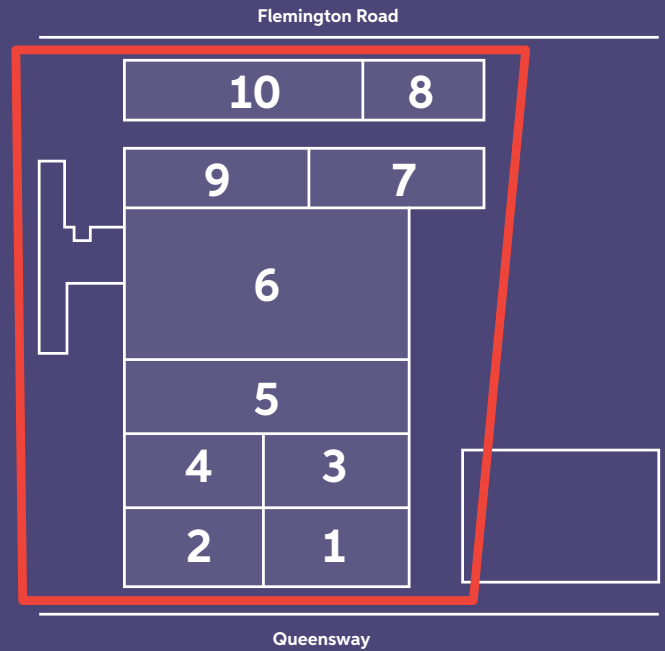
ENERGY PERFORMANCE CERTIFICATE

Details on the office and industrial EPC ratings can be provided on request.

PROPERTY SPECIFICATION

The specification includes:

- Eaves heights from 3.9 - 5.1m
- A mix of level access, ramp and tailgate access
- Electrically operated roller shutter doors
- WCs and kitchenette areas to each unit
- Upgraded services including mains gas, water, drainage, lighting and 3 phase power supply



FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:



Cameron Whye
07789 003 148
cameron.whyte@ryden.co.uk

Alternatively, please contact the landlord directly:



Billie Bristow
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