

Fife Food & Business Centre

Faraday Road | Southfield Industrial Estate | Glenrothes | KY6 2RU

TO LET / MAY SELL

Modern Industrial Units

- _ Unit 31: 192 sq m (2,070 sq ft)
- _ Unit 39: 284 sq m (3,058 sq ft)
- _ High eaves height of 6m rising to 8m
- _ Potential for 100% rates relief
- _ Well established industrial location



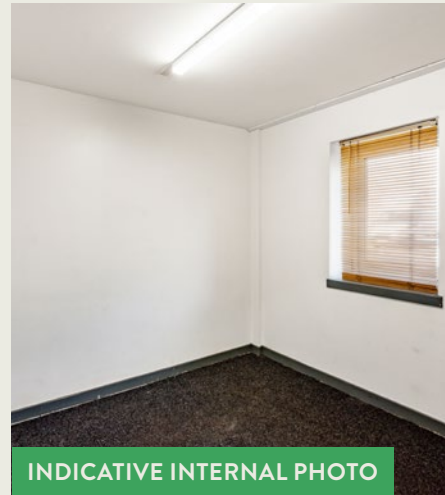


FIFE FOOD & BUSINESS CENTRE

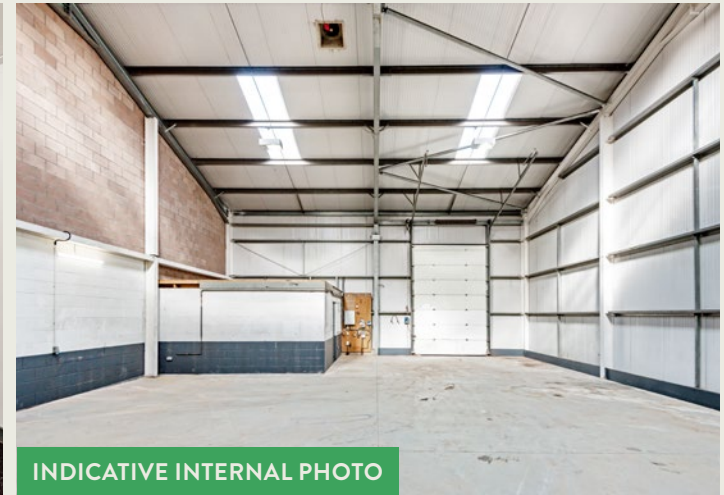
INDICATIVE INTERNAL PHOTO



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UNIT 39



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. Fife Food & Business Centre is situated on the east side of the estate and is accessed from Faraday Road. Neighbouring occupiers include Pitreavie Packaging, Fife Fabrications, QPE, Proclad, National Oilwell Varco, East Coast Refrigeration, Fife Medical Group and W McMillan Foods.

Specification

The premises comprise two terraces of modern industrial / business units of steel portal frame construction which benefit from the following specification:

- _ High eaves height of 6m rising to 8m
- _ Translucent roof panels
- _ Sodium lighting
- _ Vehicular access via a roller shutter door
- _ 3 phase electricity supply
- _ Office facilities
- _ Male & female WC facilities

Accommodation

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

UNIT 31	192 SQ M	2,070 SQ FT
UNIT 39	284 SQ M	3,058 SQ FT

Business Rates

We are advised Unit 31 has a Rateable Value of £11,100 and Unit 39 has a Rateable Value of £16,200. The ingoing tenant may benefit from relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

Terms

The premises are available on a new full repairing & insuring basis for a term to be agreed. The quoting rent for Unit 31 is £17,595 per annum plus VAT and the quoting rent for Unit 39 is £25,230 per annum plus VAT. Our client may also consider selling the premises, further information of which is available from the agents.

VAT

All prices are quoted exclusive of VAT.

Energy Performance Certificate

The property has a 'B' rating.

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Further Information and Viewing

Please contact the joint letting agents:

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