

# Fife Food & Business Centre

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

## TO LET / MAY SELL

Modern Industrial Units

- \_ Unit 30: 192 sq m (2,070 sq ft)
- \_ 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
- \_ Potential to take both units 30 and 31 with connecting access



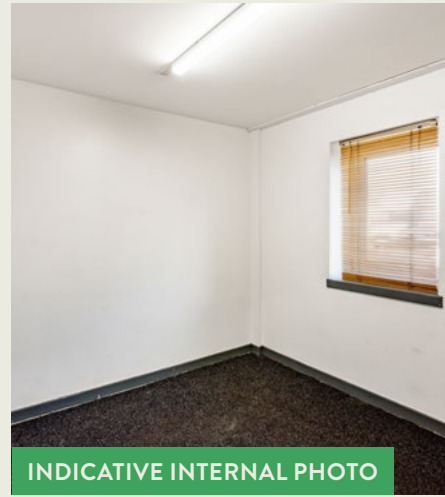


FIFE FOOD & BUSINESS CENTRE

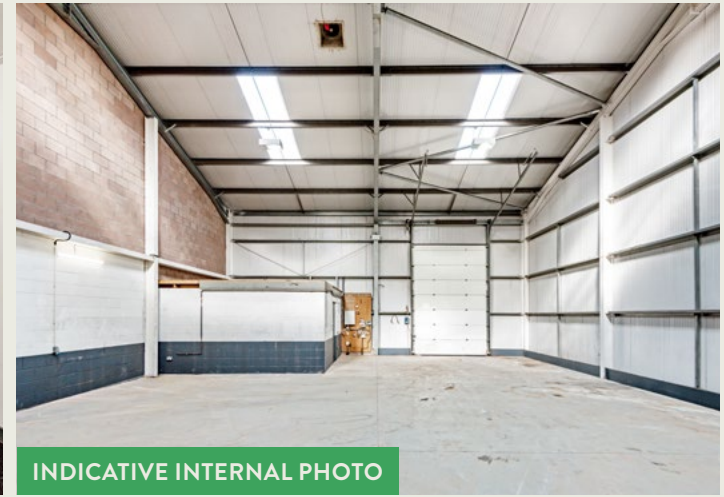
INDICATIVE INTERNAL PHOTO



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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 30	192 SQ M	2,070 SQ FT
UNIT 31	192 SQ M	2,070 SQ FT
UNIT 39	284 SQ M	3,058 SQ FT

## Business Rates

We are advised Unit 30, 31 and 39 have Rateable Values of £14,100, £13,700 and £19,500 respectively. The incoming 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 Units 30 and 31 each is £15,525 per annum plus VAT and the quoting rent for Unit 39 is £22,935 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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