

INDUSTRIAL

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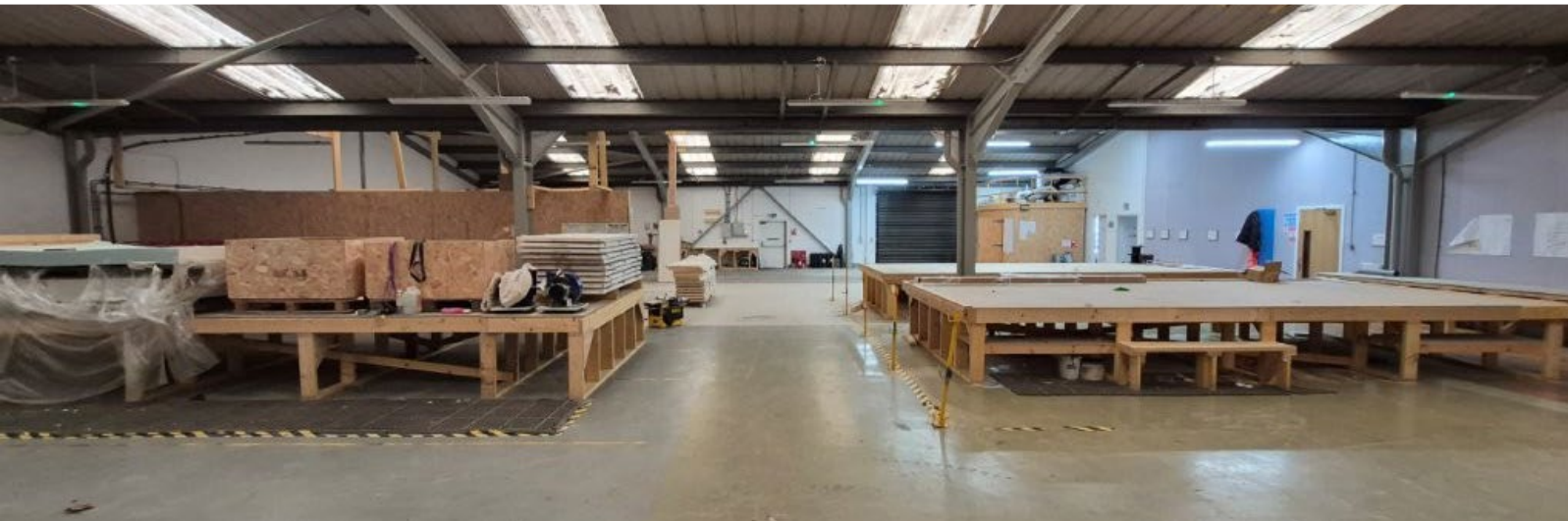
Andrew Reilly Associates

0131 229 9885



TO LET

**65 CAVENDISH WAY,
SOUTHFIELD INDUSTRIAL ESTATE,
GLENROTHES, KY6 2SB**



- PRODUCTION/WAREHOUSE UNIT
- 907.77 SQ M (9,661 SQ FT)
- DEDICATED YARD & CAR PARKING
- 3 PHASE POWER
- EXCELLENT ACCESS TO A92 CENTRAL FIFE LINK ROAD

Location

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife. The town has a resident population of c.40,000 people and benefits from good communication links, lying adjacent to the A92, the principal arterial route through Fife linking Dundee with Dunfermline and the M90, thereafter providing convenient access to the Queensferry Crossing and wider Scottish motorway network.

Southfield Industrial Estate is one of the principal commercial districts within Glenrothes. The Estate lies approximately 1.5 miles south of the Kingdom Centre, the central retailing facility serving the area, and is accessed via the B921 dual carriageway connecting directly to the A92 at the Bankhead roundabout, the major access point to the town from the west.

Description

The unit provides good quality industrial space of steel frame construction with brick/block infill under a cement asbestos roof. Internally, the unit provides double bay storage/manufacturing space and 3 electrically operated roller shutter doors have been installed to provide vehicular/loading access.

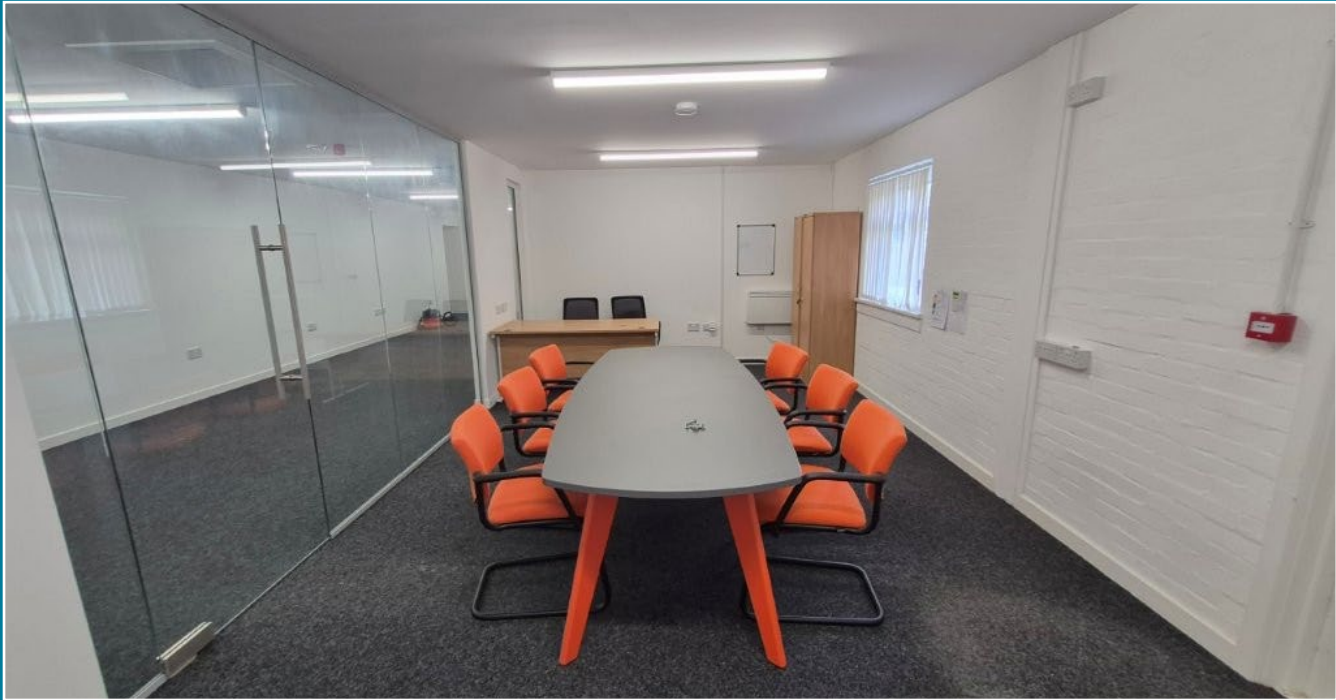
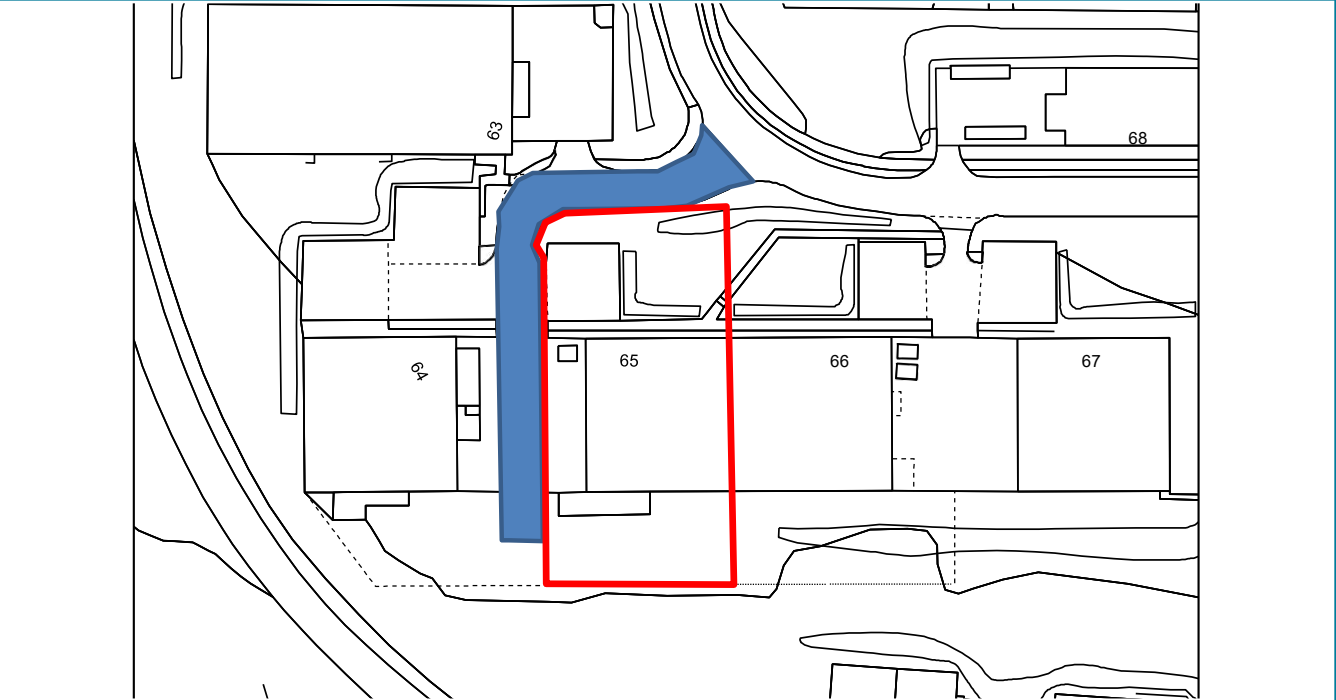
The unit benefits from 3-phase power, LED lighting and natural light is provided by translucent panels. Office suites and staff amenities are located to the front of the unit.

Externally, the unit has a small car park to the front and dedicated yard space within the secure compound, accessed via an electrically operated security gate and common access road.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has a gross internal area of 907.77 sq m (9,661 sq ft).





Lease Terms

Units are available to let on a new full repairing basis for a term to be agreed. For further details, please contact the sole letting agents.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Rateable Value

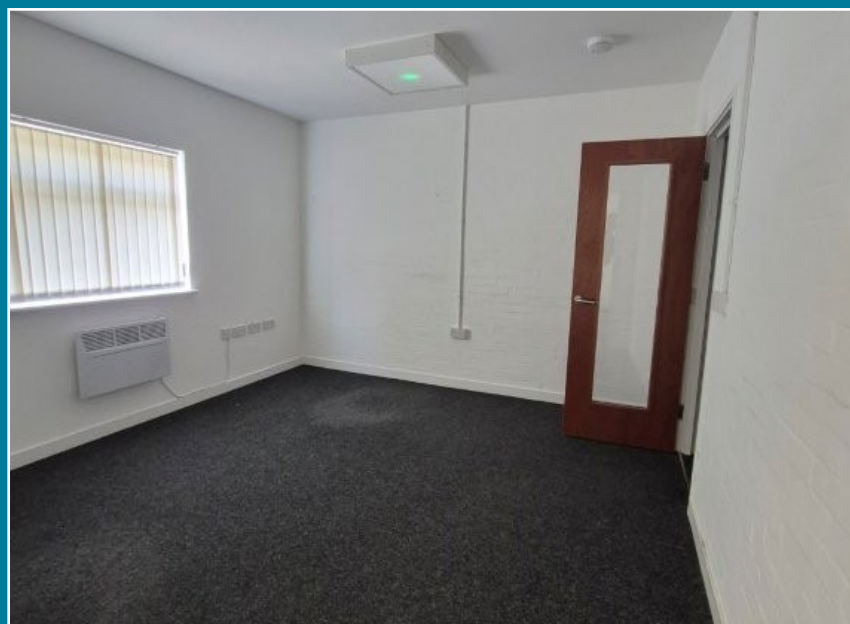
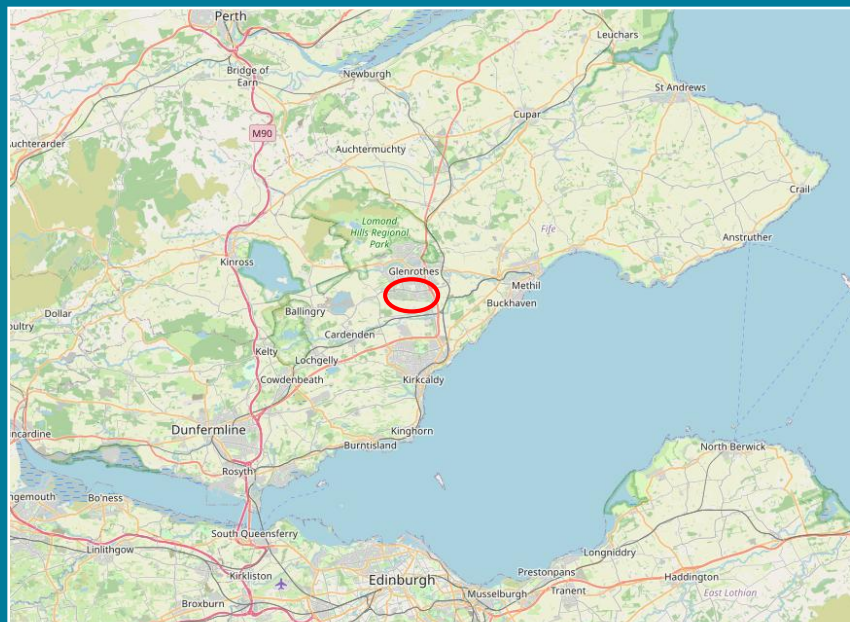
The premises have a rateable value of £37,700 and a non-domestic rates liability in the 2026/2027 financial year of £18,134.

Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.

Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.