



# CRAIG MITCHELL ESTATE

QUEENSWAY INDUSTRIAL ESTATE  
FLEMINGTON ROAD | GLENROTHES | KY7 5QF



**TO LET**  
INDUSTRIAL PREMISES WITH  
YARD / PARKING

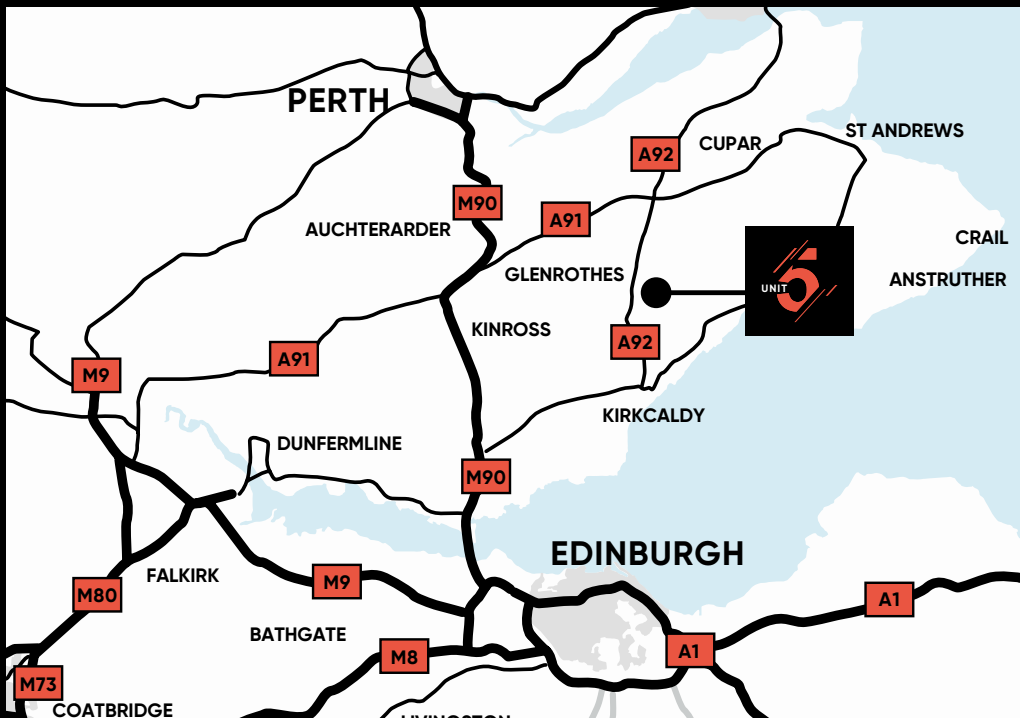
**790 SQ M (8,505 SQ FT)**

- ESTABLISHED TRADE, INDUSTRIAL & OFFICE LOCATION
- REFURBISHED SPACE WITH UPGRADED SERVICES
- SECURE SITE WITH 24HR CCTV & RESPONSE
- ADDITIONAL OFFICE SPACE AVAILABLE SEPARATELY

# LOCATION

Situated in the centre of Glenrothes, Craig Mitchell Estate 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.



“OCCUPIERS WITHIN THE IMMEDIATE VICINITY INCLUDE ASDA, MORRISON, ALDI, KWIK FIT, CITY ELECTRICAL FACTORS, JEWSON, STAGECOACH AND FIFE COUNCIL (OFFICES).”



EXCELLENT NATURAL DAYLIGHT



OFFICE ACCOMMODATION






## DESCRIPTION

Unit 5 Craig Mitchell Estate is a mixed industrial / office complex situated within a large and secure site, benefiting from a spacious communal yard and 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 within the immediate vicinity include Asda, Morrison, Aldi, Kwik Fit, City Electrical Factors, Jewson, Stagecoach and Fife Council (offices).

## SPECIFICATION

-  Eaves heights from 3.9 - 5.1m
-  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
-  Newly overclad roof to be installed imminently

## ACCOMMODATION

We have measured the premise in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 790 sq m (8,505 sq ft).

The property benefits from a large communal yard / secure car park and there is potential to provide additional external space if required.



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## BUSINESS RATES

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised by the local Assessor the property has a Rateable Value of £28,100 with rates payable of approximately £13,990 per annum. Interested parties are advised to make their own enquiries with the Local Assessor.

## ADDITIONAL OFFICE SPACE

Additional office space extending to 4,200 sq ft is available separately if required at Craig Mitchell House next door to the premises

## TERMS

The property is available on a new Full Repairing & Insuring basis at a rent of £40,000 per annum plus VAT for a term to be agreed. Further information on lease terms are available from the letting agent.

## VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

## EPC

Available on request.

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## FURTHER INFORMATION & VIEWING

Please contact the sole letting agents:

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# Ryden

