

AVAILABLE JANUARY 2026

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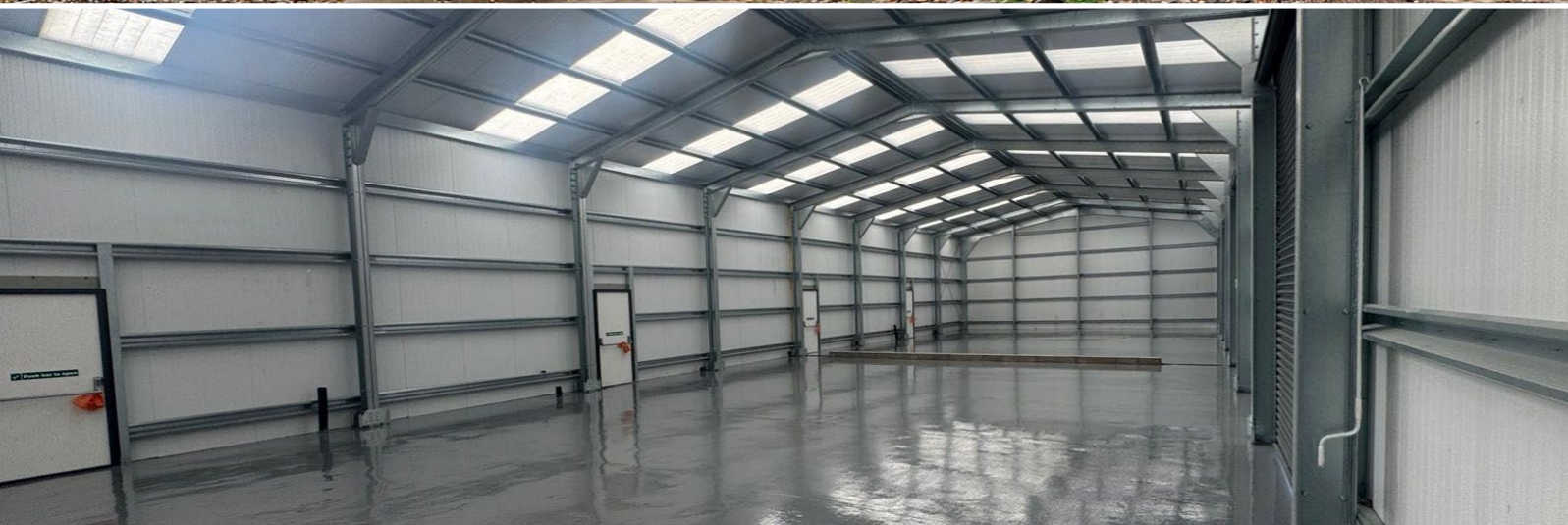
Andrew Reilly Associates

0131 229 9885



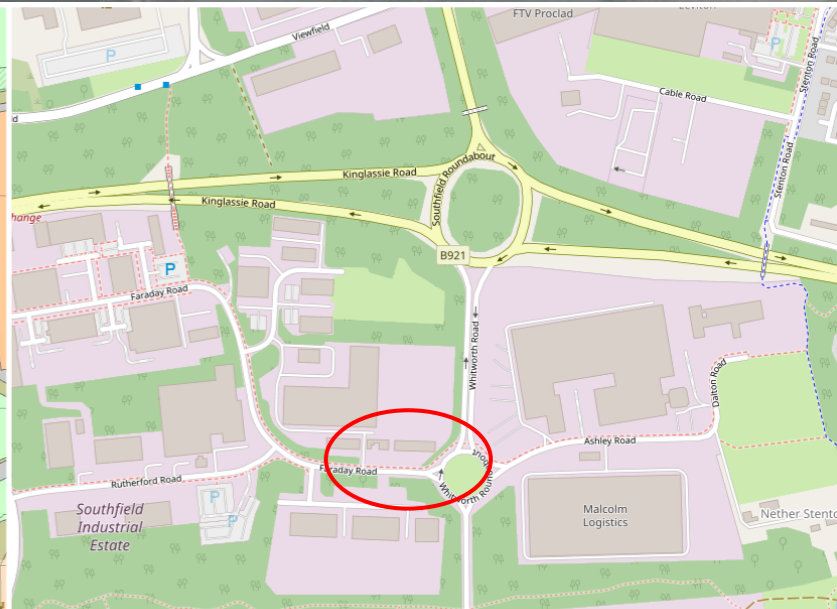
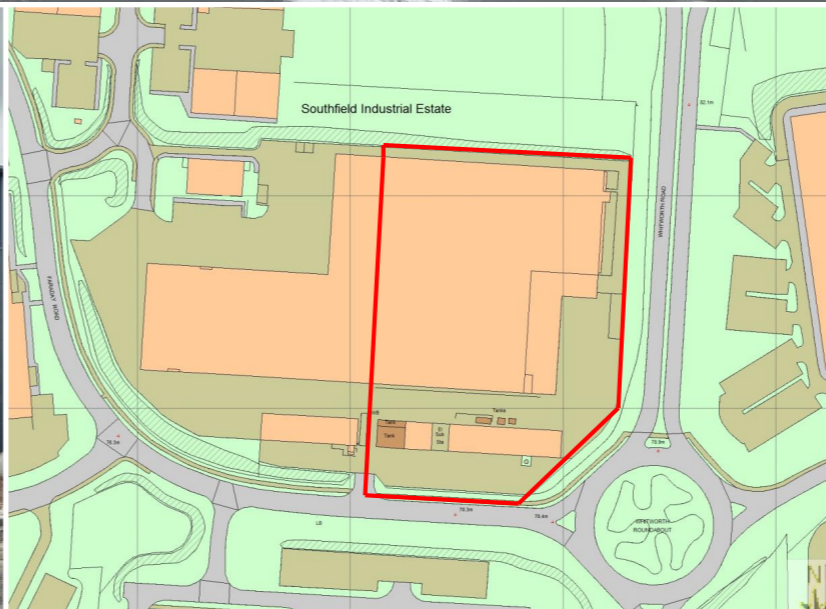
TO LET

**NEW DEVELOPMENT
HIGH QUALITY INDUSTRIAL UNITS**



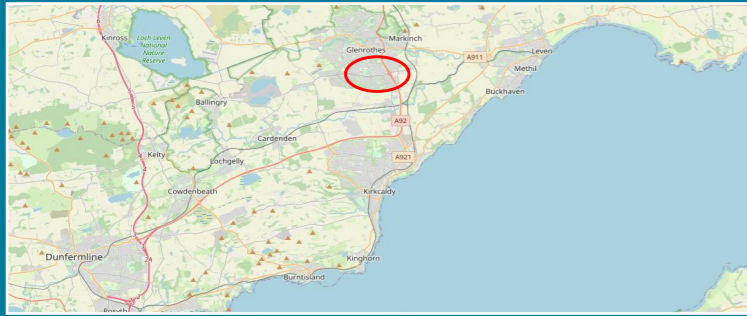
**FARADAY ROAD, SOUTHFIELD
INDUSTRIAL ESTATE, GLENROTHES**

- FROM 98.4 SQ M (1,060 SQ FT)
- 3.6M (H) X 3.1 (W) ELECTRIC ROLLER SHUTTER DOOR
- DEDICATED CAR PARKING SPACES (5 PER 1,000 SQ FT)
- 3 PHASE POWER
- 5M EAVES



Location

Glenrothes 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 Forth Road Bridge and wider Scottish motorway network. The property is situated on the north side of Faraday Road, within Southfield Industrial Estate and is approximately 1.5 miles southwest of Glenrothes town centre. Southfield Industrial Estate is one of the largest and more established industrial areas within the town and benefits from access to the B921 dual carriageway.



Description

The premises form a terrace of newly developed modern, high quality commercial/industrial units of steel portal frame construction which benefit from the following specification:

- 5m to eaves, 6.5m to ridge, potential to add mezzanine level
- 120mm Kingspan insulated metal cladding walls and roof
- 120mm full length skylights, 30m of skylights per unit
- Reinforced concrete floors
- LED lighting
- 3 Phase Power

Accommodation

The accommodation will be measured on completion however it is expected to provide up to 10 units, each extending to 98.4 sq m (1,060 sq ft)

Terms

The units are available to pre-let on a full repairing basis for a term to be agreed.

For further information, please contact the sole letting agents.

Rateable Value

The premises will require to be assessed on completion.

VAT

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

Energy Performance Certificate

The units will be assessed on completion and a copy of the Energy Performance Certificate can be provided on request.

Legal Costs

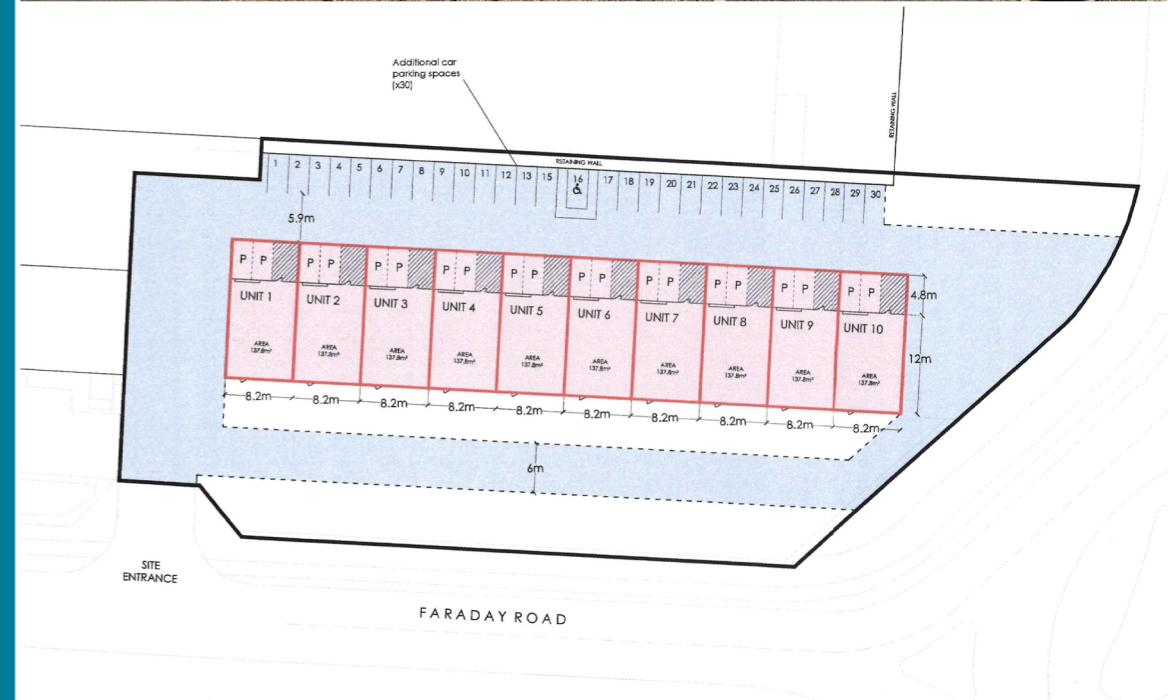
Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Viewing & Further Information

Please contact sole letting agents:

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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.