



FALCONER
PROPERTY CONSULTANTS

TO LET/MAY SELL

4 Faraday Road, Southfield Industrial Estate, Glenrothes, KY6 2RU

INDUSTRIAL UNIT

- 9,946 FT²
- LEASE FROM £35,000 PER ANNUM
- OFF ROAD PARKING
- EASY ACCESS TO MOTORWAY NETWORKS
- WELL ESTABLISHED INDUSTRIAL LOCATION
- SEPARATE OFFICE ACCOMODATION



LOCATION

Glenrothes is a town situated in the heart of Fife and is Fife's third largest town with a population approaching 40,000 people. The town is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Transport links are excellent with readily available access to the A92 and the M90 trunk road.

The subjects are located on the southern side of Faraday Road within Southfield Industrial Estate.

Southfield Industrial Estate is an established industrial estate situated to the south of Glenrothes, which in itself is well located in terms of road infrastructure.



DESCRIPTION

The subjects comprise an industrial unit of steel portal frame with brick infill walls and corrugated asbestos roof.

Internally the property provides a large production area which can be accessed from the rear via a sliding shutter door. There is also an office and w.c facilities.

Externally the property benefits from parking and yard areas.

PROPOSAL

Lease from £35,000 per annum for a new FRI lease.

Offers are invited for the Heritable (freehold) interest.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Total: 924m²/ 9,946ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value £23,700.

EPC

D.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

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