

INDUSTRIAL

ara
Andrew Reilly Associates

FOR SALE/TO LET

ON BEHALF OF



INDUSTRIAL/WAREHOUSING UNIT



UNIT 38 FIFE FOOD CENTRE
FARADAY ROAD, SOUTHFIELD INDUSTRIAL ESTATE,
GLENROTHES

3,051 sq ft (283.42 sq m)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885

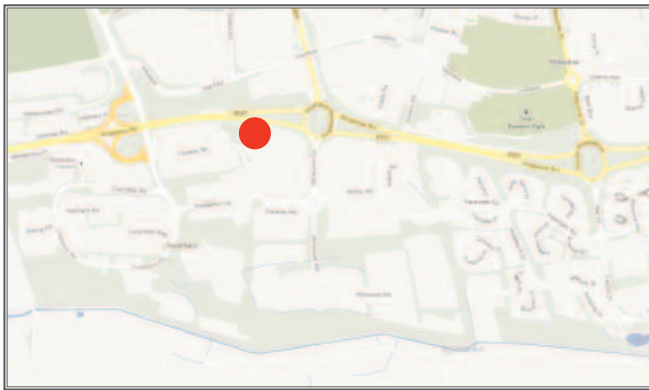


LOCATION:

The property is located within Fife Food Business Park off Faraday Road in Southfield Industrial Estate, Glenrothes. The town is one of Fife's principal centres and located within the heart of Fife region having a resident population approaching 50,000. The town acts as the administrative centre for Fife Council.

Southfield Industrial Estate was developed throughout the 1970s and 80s and lies approximately 1.5 miles southwest of the Kingdom Centre, the town principal shopping facility. The estate has excellent links to the B921 thereafter linking to the A92 dual carriageway at Bankhead roundabout which in turn connects to the central Scotland motorway network.

The unit is situated within the northern section of Southfield Industrial Estate close to the estate's entrance, connecting to the B921 dual carriageway. Access to the site is via Faraday Road one of the principal thoroughfares through Southfield. The site lies immediately adjacent to Fife Council's Food Centre Business Park.



DESCRIPTION

The unit is built to a high standard and is of steel frame construction with a wall head height of approximately 6 metres. The walls and roof have been clad in modern insulated profile metal sheeting. Internally gas, electricity and telecommunication links have been provided together with office provision and ancillary accommodation.

ACCOMMODATION:

The property, measured in accordance with the RICS Code of Measuring Practice (6th Edition), provides a gross internal area of:

3,051 sq ft (283.42 sq m)

TERMS:

The unit is available for sale or to let. While preference will be given to sale of the heritable interest our clients will consider letting on standard full repairing terms.

Contact the sole agents for further details.

RATING ASSESSMENTS:

The property will require to be reassessed on occupation however we would estimate that the rateable value is likely to be in the order of £12,500. New occupiers will have a right of appeal against the assessment for a period of 6 months from the date of issue of the valuation notice.

Small Business Rate Relief is available and presently stands at 100% relief on properties with an RV up to £10,000, 50% between £10,001 and £12,000 and 25% between £12,001 and £18,000 RV.

VIEWING AND FURTHER INFORMATION:

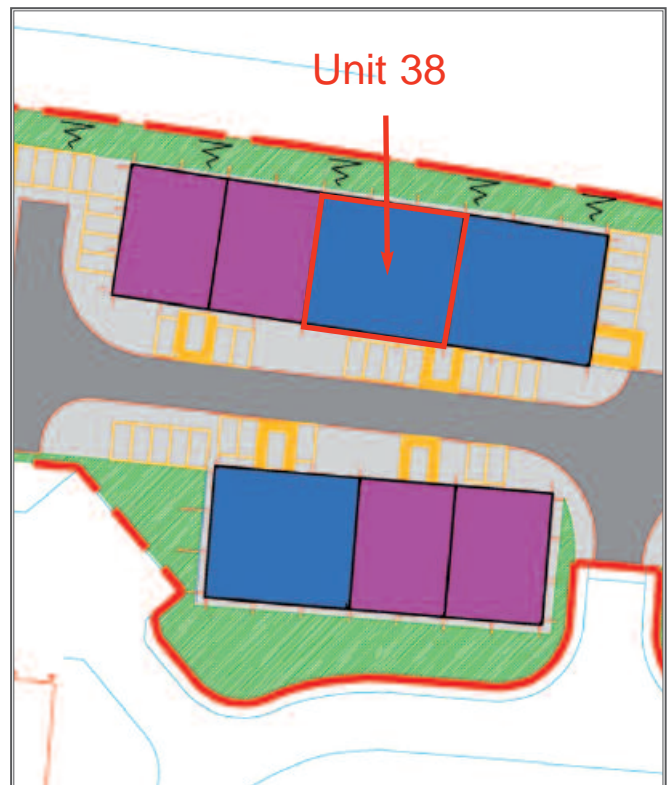
To arrange a viewing or for further information please contact the sole letting agents:

Andrew Reilly Associates Ltd
Property Consultants Chartered Surveyors
31 Rutland Square
Edinburgh
EH1 2BW

Tel: 0131 229 9885
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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.