

TO LET

**WORKSHOP /
WAREHOUSE UNIT**

**ESTABLISHED INDUSTRIAL
LOCATION**

**AVAILABLE SPACE FROM
7,500 SQ.FT UP TO 12,500
SQ.FT**

**REFURBISHED
ACCOMODATION**

**RENTAL OFFERS IN
REGION OF £4.50 PSF**



WHAT 3 WORDS



72 WHITECRAIGS ROAD, GLENROTHES, FIFE, KY6 2RX

CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005

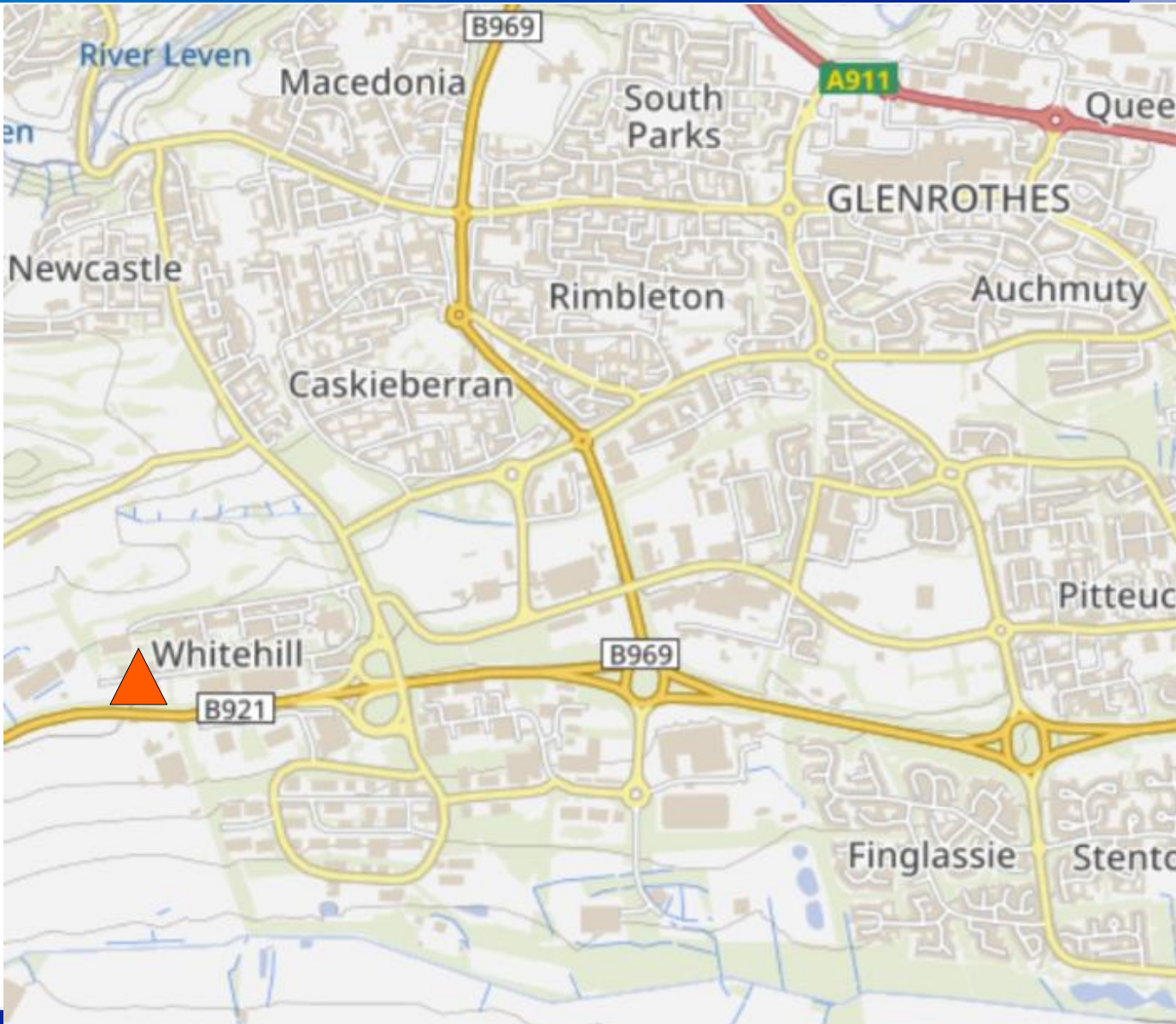
Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

72 WHITECRAIGS ROAD, GLENROTHES



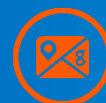
LOCATION

Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife. It is a major industrial centre, and the economy is boosted by light industry and local government jobs.

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The subjects are located within the Whitehill Industrial Estate, which is one of the principal commercial districts within Glenrothes. The estate is accessed via the B921 dual carriageway connecting to the A92 at the Bankhead roundabout.



FIND ON GOOGLE MAPS



Description

72 WHITECRAIGS ROAD, GLENROTHES





DESCRIPTION

The subjects comprise a workshop unit within a detached facility of steel frame construction.

The accommodation has been sub-divided and refurbished ready for occupation.

Externally, there is an open car park surfaced for around 40 vehicles .

RENTAL

Our client is inviting offers in the region of £4.50 psf for a negotiable period of years.

RATEABLE VALUE

The subjects require to be individually assessed.

ACCOMMODATION

	m ²	ft ²
Ground Floor	696.8	7,500
Total	696.8	7,500

An additional 5,000 sq.ft can be provided if required.

ENERGY PERFORMANCE CERTIFICATE

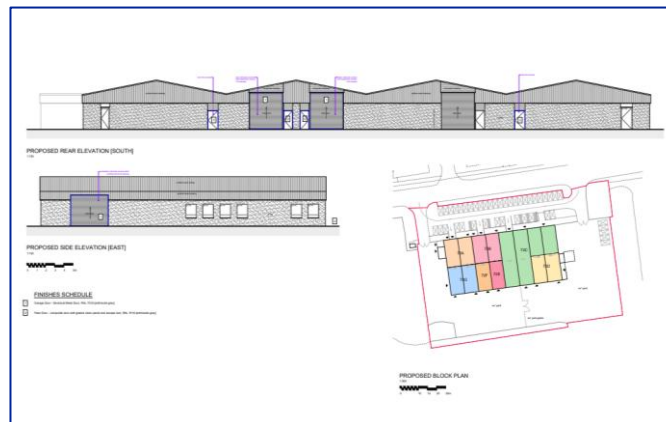
Available upon request.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid
j.reid@shepherd.co.uk



Jamie Hutcheon
jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee DD1 1XA
t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk