

INDUSTRIAL

ara
Andrew Reilly Associates

TO LET

INDUSTRIAL/WAREHOUSE UNIT



**UNIT 30 FIFE FOOD & BUSINESS CENTRE,
SOUTHFIELD INDUSTRIAL ESTATE, GLENROTHES**

186 SQ M (2,002 SQ FT)

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

0131 229 9885



LOCATION:

Glenrothes, located approximately 22 miles to the south of Dundee and 15 miles east of Dunfermline, has a resident population of approximately 50,000 and provides the home to Fife Council's principal operations, effectively acting as the administrative capital for the area. The town offers excellent communication links with good access to east coast mainline rail services at Markinch and it is strategically located on the A92 dual carriageway, the principal arterial route through central Fife between Dundee and the M90, thereafter providing direct access to the Forth Road Bridge and wider Scottish motorway network.

Fife Food and Business Centre is located within Southfield Industrial Estate, one of the principal commercial districts within Glenrothes. The Estate lies approximately 1.5 miles south of the Kingdom Centre, the central retailing facility serving the area, and is accessed via the B921 dual carriageway connecting directly to the A92 at the Bankhead roundabout, the major access point to the town from the west.

DESCRIPTION:

The unit has been constructed to a high standard and is of steel framed construction providing an eaves height of approximately 6m. Walls and roof have been clad in insulated profile metal sheeting and goods access is via 5m electrically operated roller door. Internally, a small ancillary office has been incorporated together with WC, flooring is concrete and lighting is through a combination of translucent roof panels and pendant sodium. Dedicated car parking is provided together with access to the shared yard area.

ACCOMMODATION:

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate that the property provides a gross internal floor area of :

	Sq M	Sq Ft
Total	186.00	2,002

RATING ASSESSMENT:

The property is entered in the Valuation Roll as a warehouse with a Rateable Value of £9,300. The Uniform Business Rate for the financial year 2014/2015 has been set at 47.1p as such rate liability will be in the order of £4,380 however occupiers may be eligible for up to 100% business rates relief under the Scottish Government's Small Business Bonus Scheme. In addition, new occupiers have a right of appeal against the property's listing for a period of 6 months from the date of entry and further details can be provided on request.

LEASE TERMS:

My clients are seeking to lease the accommodation on a full repairing and insuring basis subject to flexible terms. Rent on application.

ENERGY PERFORMANCE CERTIFICATE

An energy assessment has been undertaken and the unit achieved and EPC Rating of B.

LEGAL FEES

Each party will be responsible for their own legal fees. In dealing with the transaction however the tenant will be liable in the normal manner for any recording dues, registration fees and Stamp Duty Land Tax.

VIEWING AND FURTHER INFORMATION:

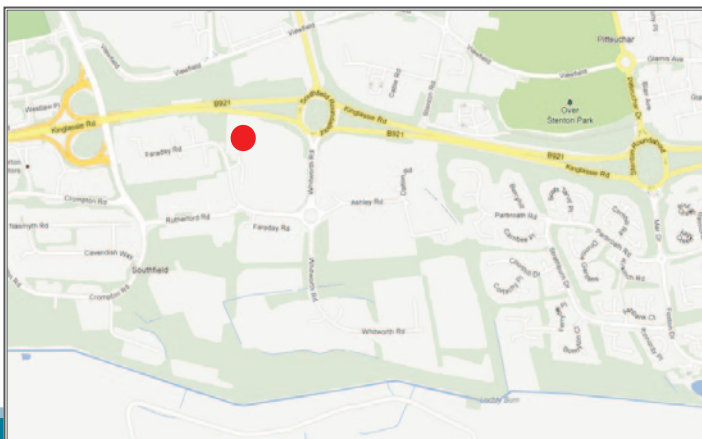
For further information and to arrange viewings please contact the sole letting agents:

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

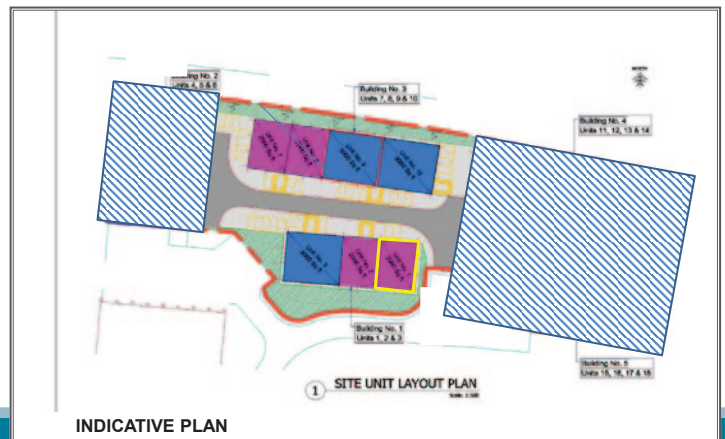
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INDICATIVE PLAN

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.