

**FOR SALE**

**INDUSTRIAL/OFFICE BUILDING & YARD**



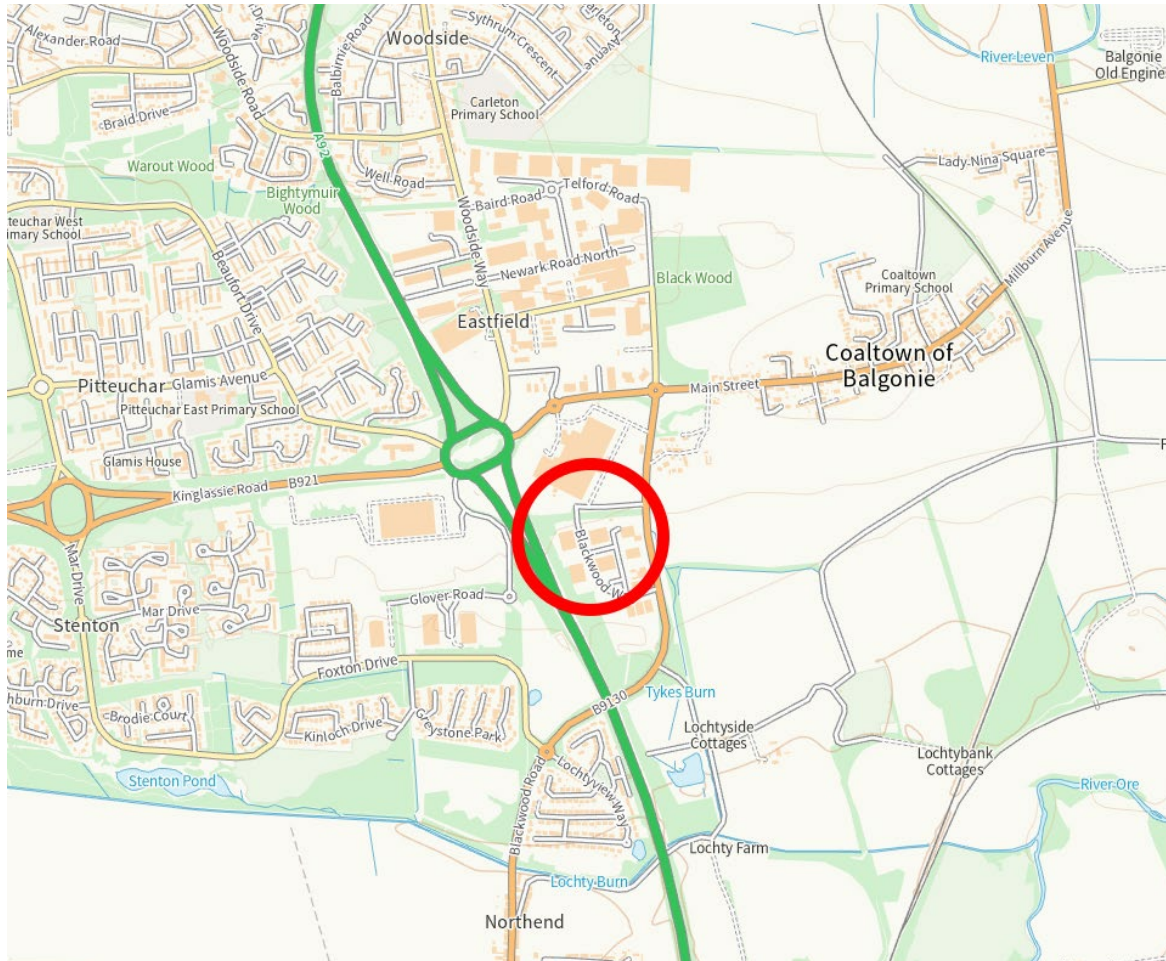
**1 Bankhead Avenue,  
Bankhead Industrial Estate,  
Glenrothes, KY7 6JG**

- Offers are invited in excess of £550,000
- Rare Opportunity to purchase outright heritable interest
- Excellent transport links
- GIA extending to 1,057.78 sq.m (11,385 sq.ft)

## LOCATION

The subjects are located within the Bankhead industrial park, a recognised and modern industrial locality situated on the south-eastern extent of the new town of Glenrothes. Glenrothes is located within Fife, approximately 6 miles to the north of Kirkcaldy and some 35 miles north-east of Edinburgh.

More specifically, the subjects are situated on Bankhead Avenue on its northern side towards its junction with Blackwood Way in an area of primarily industrial/business use. The subjects benefit from good access/communication links with the primary A92 dual carriageway accessed at the Bankhead roundabout only a short distance away which provides access to Dundee to the north and Kirkcaldy, Dunfermline and Edinburgh to the south as well as the main central Scotland road/motorway network.



## DESCRIPTION

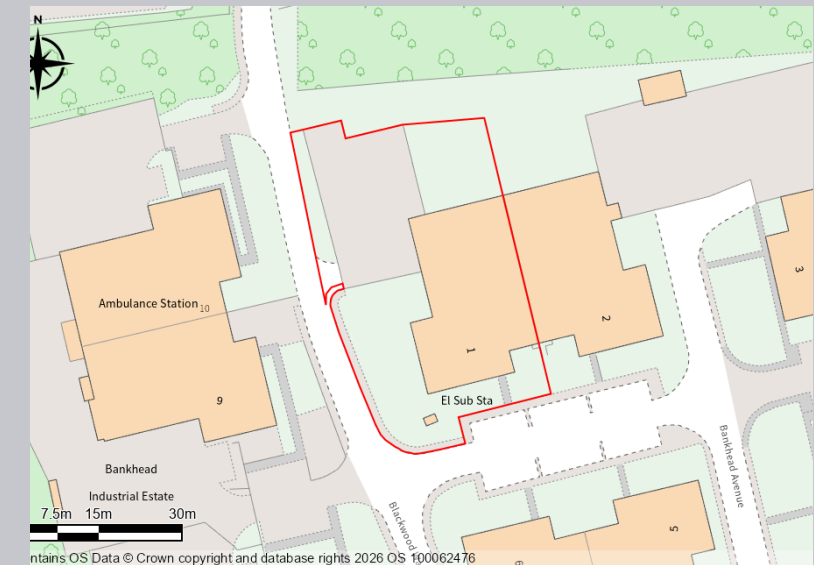
The subjects comprise a semi-detached industrial unit with lean-to wrap-around offices/staff to the front and it is of concrete block, steel portal frame with infill block and insulated clad panels set beneath a pitched roof which is of profiled metal clad design/construction incorporating translucent light panels.

The subjects have a good size site also with some surfaced car parking/yard area to the north-western extent of the subject property.

The subjects are arranged to provide an open plan factory/warehouse section to the rear with single storey wrap-around and good quality office/staff accommodation to the south and western elevations.

The unit benefits from a vehicular roller shutter door with circa 4.5m clearance.

The eaves height ranges from 5.75m to 5.95m with a central pitch at 7.6m.



## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

1,057.78 sq m / 11,385 sq ft

The site extends to 0.368 ha (0.91 ac).

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £47,000.

## SALE PRICE

Offers are invited in excess of £550,000

## LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

## VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

## EPC

EPC will be available upon request.

## VIEWINGS

By appointment with the sole marketing agents.



To arrange a viewing please contact:



### DUNCAN FRASER

Director

duncan.fraser@g-s.co.uk

07769 377 431



### MAX WALLACE

Graduate Surveyor

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07881 244 790

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.