

Stirling Road Southfield Industrial Estate Glenrothes KY6 2ST

To Let Warehouses with Parking and Yard
10,700 - 21,400 sq ft (994 - 1,988 sq m)



Situated in Southfield Industrial Estate



Warehouse with 2 storey offices



Undergoing refurbishment



Minimum eaves heights of 6.4m



Potential for dedicated rear yard

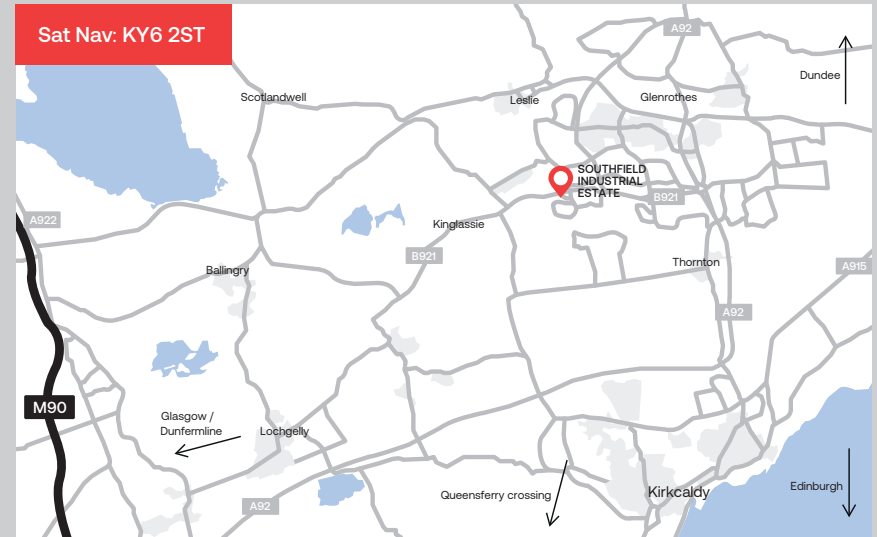


Car parking to front



Stirling Road, Southfield Industrial Estate

Glenrothes, KY6 2ST



Description

- Two semi detached industrial units
- Steel portal frame with insulated cladding
- Minimum eaves height of 6.4m rising to 8.1m
- Good quality 2-storey offices to front with pedestrian access
- Yard areas to rear with roller door access to warehouse
- If Units 2 & 4 combined, rear yard can be dedicated

Location

Glenrothes is one of Scotland's five original new towns, 32 miles north of Edinburgh and in close proximity to Kirkcaldy and Dunfermline. The town is easily accessible from the central belt region via the A92, linking up with the M90 and the main Central Scotland motorway network via the Queensferry Crossing. Glenrothes also benefits from a rail connection to Edinburgh as well as numerous bus services to Edinburgh, Glasgow and Dundee. Southfield is an established industrial area within Glenrothes situated approximately 1.5 miles south west of the town centre. The estate is well connected with good access to the local and national road networks and there is dual carriageway access via the B921 to the A92. The units lie in the western area of the estate on Stirling Road.

Property owned by **Mileway**

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EPC

EPCs are available upon request.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:



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07748 704 734
0131 240 7523

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.



Accommodation

Floor areas are as follows:		
Unit	Area (sq ft)	Area (sq m)
Unit 2	994	10,700
Unit 4	994	10,700
Units 2&4 combined	1,988	21,400
Unit 6		Under Offer

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