

**To Let**

**INDUSTRIAL UNIT  
WITH YARD TO LET**

**Preliminary Details**

ON THE INSTRUCTIONS OF

**LCP**

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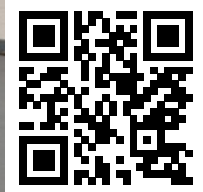


4 CROMPTON ROAD  
SOUTHFIELD INDUSTRIAL ESTATE  
GLENROTHES, KY6 2SF

269 SQ M (2,893 SQ FT)

DEDICATED YARD AND CAR PARKING

WELL ESTABLISHED INDUSTRIAL LOCATION



## LOCATION

The subject premises are located within the well-established Southfield Industrial Estate. The estate is approximately 1.5 miles south west of Glenrothes town centre and offers convenient access to the A92 trunk road which connects Glenrothes to the M90 Motorway, Dundee and beyond.

Crompton Road is situated in the south side of the estate and leads directly to the junction on to Kinglassie Road (B921). Neighbouring occupiers include Pipemore, Air Compressor Services, Phoenix Precision, KSW Engineering, Micronas Ltd and William Tracey Group.

## SPECIFICATION

The premises comprise a semi-detached industrial unit of steel portal frame construction which benefits from the following specification:

- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via industrial roller shutter door
- Gas fuelled hot air blower
- 3 phase electricity supply
- Offices with natural daylight
- Male & female WC facilities
- Kitchen

## ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 269 Sq m (2,893 Sq ft).

## BUSINESS RATES

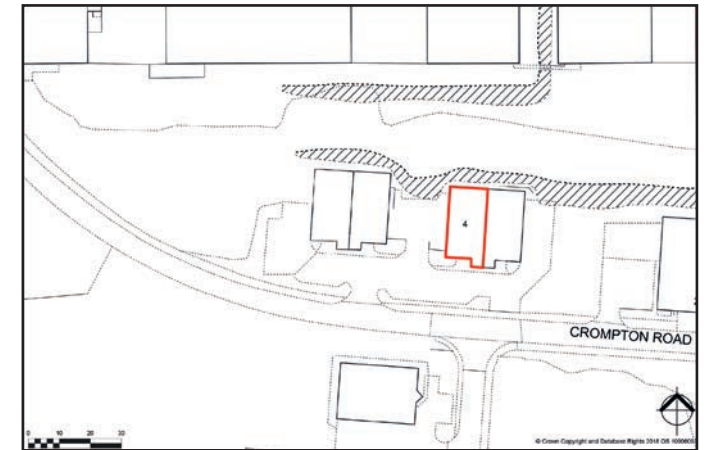
We are advised by the local Assessor the property currently has a total Rateable Value of £15,100 resulting in Rates Payable (2023/2024) of approximately £7,400 per annum. An occupier may be eligible for rates relief via the Small Business Rates Relief scheme.

## TERMS

The premises are available on a new lease for a period and rent to be agreed.



### INDICATIVE DEMISE



## VAT

All prices are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property has a 'E' rating.

## FURTHER INFORMATION AND VIEWING

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