

On behalf of Fife Group



UNIT H NEWARK ROAD NORTH, EASTFIELD INDUSTRIAL ESTATE, GLENROTHES, FIFE KY7 4NX

STORAGE OR LIGHT PRODUCTION ACCOMMODATION



AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

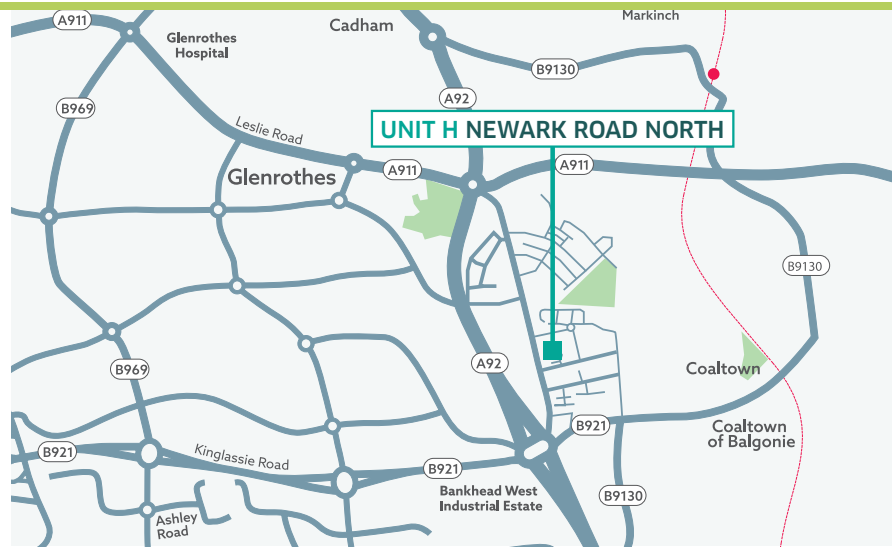
- Size - 3,140m² (33,800 sq.ft)
- Two minutes from the A92
- Prominently situated within Eastfield Industrial Estate
- Suitable for storage or light production use



LOCATION

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial / commercial locations within Fife.

Eastfield Industrial Estate is situated on the eastern edge of the town, adjacent to the Bankhead roundabout, the principal vehicular access to Glenrothes from the west and providing direct access to the A92. The Estate provides accommodation for a range of commercial occupiers and in recent years has adapted to incorporate retail and leisure uses, including a McDonald's Drive-Thru, Travelodge Hotel, Marks & Spencer Outlet and Chinese Restaurant, in addition to the traditional industrial / manufacturing occupiers.



DESCRIPTION

The property provides an impressive former manufacturing facility which is now available in sections. The office accommodation is currently almost all leased, occupiers include Seescape, Fife Young Carers and Aerovision IT, the remaining accommodation has been occupied by the owners Fife Group.

The vacant accommodation is suitable for industrial light production or storage use and can be accessed via pedestrian doors and electric roller shutters. The main section of the accommodation is free of any columns and is ideally suited to flexible storage use.

SIZE

We have measured the gross internal area of the building available to be approximately **3,140m² (33,800 sq.ft)**, which can be split into 2 main sections of approx. 1,963m² (21,130 sq.ft) or 998m² (10,740 sq.ft), other smaller areas are also available.

TERMS

This accommodation is available on a flexible basis and on terms to be agreed. We would recommend that interest parties arrange an early viewing.

RATING ASSESSMENT

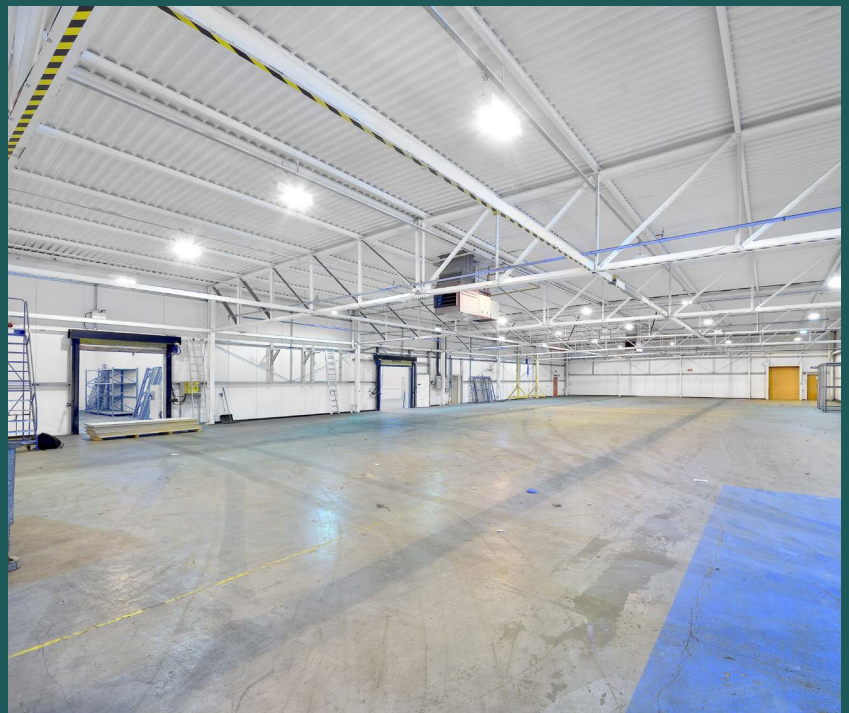
The property is not currently separately assessed for rating purposes. An estimated rateable value can be provided on request.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available on request.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set-out in the Heads of Terms will be subject to the counterparty satisfying the Ryden LLP requirements in relation to Anti-Money Laundering Regulations.



VIEWING AND FURTHER INFORMATION

Please contact the joint marketing agents for further information about this property.

Ryden.co.uk
0131 225 6612

neil.mcallister@ryden.co.uk
cameron.whyte@ryden.co.uk

ara
Andrew Reilly Associates
0131 229 9885

a.reilly@andreweillyassociates.co.uk
h.brooke@andreweillyassociates.co.uk