

BUILDING N
TELFORD ROAD
EASTFIELD INDUSTRIAL ESTATE
GLENROTHES
FIFE KY7 4NX

TO LET/MAY SELL

INDUSTRIAL PREMISES WITH EXTENSIVE SHARED YARD/CAR PARKING



- 903 sq m (9,720 sq ft)
- Recently refurbished
- Large car park/shared yard
- Suitable for a variety of uses

On behalf of Fife Group

LOCATION

Eastfield Industrial Estate is probably the best located estate in Glenrothes having direct access to the Bankhead Roundabout which connects the B921 with the A92 dual carriageway. Glenrothes town centre is within 5 minutes' drive and approximate travel distances further afield include the following:

Kirkcaldy	10 minutes
Dunfermline	20 minutes
Edinburgh city centre	45 minutes
Glasgow	1 hour 15 minutes
Perth	45 minutes
Dundee	30 minutes

The property is situated on the west side of Telford Road towards the middle of Eastfield Industrial Estate and occupiers close by include Screwfix, MGM Timber, Howdens, Fife Group, Velux and Fife Council. McDonalds, Travelodge, BP Service Station and Beijing Banquet are also in close proximity.



DESCRIPTION

The property comprises an end terrace industrial/warehouse unit with large car park to the front elevation and shared yard to the side.

The building is of steel frame construction with brick and clad walls under a pitched clad roof which incorporates translucent roof panels.

Internally the property has recently undergone a refurbishment which includes stripping out back to an open plan layout with offices and amenities to the front elevation and redecoration throughout. The property also benefits from 3 phase power supply, gas, male/female wc facilities and kitchen.





ACCOMMODATION

We estimate the gross internal area of the buildings to be as follows:

Building N	903 sqm	9,720 sqft
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TERMS

The property is available to lease for a term to be agreed and a rent of £42,000 per annum plus VAT. Our client may also consider selling the heritable interest and offers are invited.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange required to enable the agents to meet their respective obligations under the Regulations.

VIEWING AND FURTHER INFORMATION

Viewings of this property can only be arranged on an accompanied basis and by contacting the agents below.

For further information please contact:

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