

To Let

INDUSTRIAL UNIT
WITH LARGE YARD

465 - 930 SQ M
(5,000 - 10,000 SQ FT)

PRELIMINARY DETAILS

ON THE INSTRUCTIONS OF

LCP

0141 465 3395
www.lcpproperties.co.uk



11B & 12A FARADAY ROAD
SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SF

465 - 930 SQ M (5,000 - 10,000 SQ FT)

LARGE SECURE YARD AND EXCELLENT CAR PARKING

WELL ESTABLISHED INDUSTRIAL LOCATION

POTENTIAL FOR RATES RELIEF



INDICATIVE YARD / CAR PARKING TO THE REAR

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.

Faraday Road is one of the main estate roads leading directly to the Whitworth roundabout. Neighbouring occupiers include Fife Fabrications, Proclad Induction Bending, Flexibles UK, Plastech Mouldings, Daqua, William Tracey Group and The Pitreavie Group.

SPECIFICATION

The premises comprise 2 mid terraced industrial units of steel portal frame construction which benefits from the following specification:

- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via industrial roller shutter doors
- 3 phase electricity supply
- Offices with glazed frontage
- Kitchen

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

Unit 11B	465 sq m	5,000 sq ft
Unit 12A	465 sq m	5,000 sq ft
Total	930 sq m	10,000 sq ft

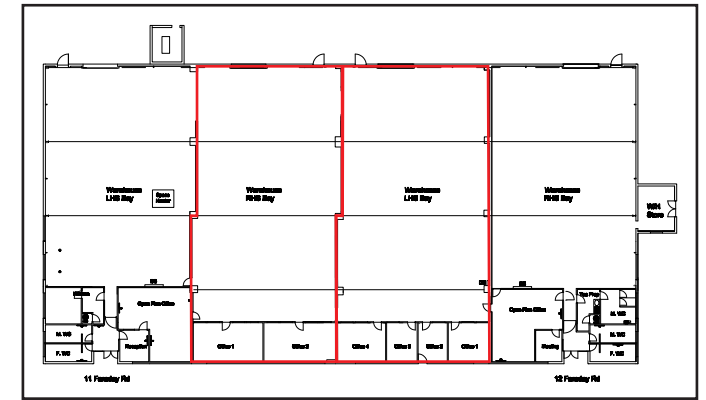
Available together or separately.

BUSINESS RATES

We are advised by the local Assessor that the properties have a Rateable Value of £14,000 and £13,900. Interested parties are advised to make their own enquiries as to the rates payable and any rates relief.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Please contact the letting agents for further details.



VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a 'D' rating.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: August 2023.