



Fife Food & Business Centre

Faraday Road | Southfield Industrial Estate | Glenrothes | KY6 2RU

TO LET

Modern Industrial Units

- _ Unit 38: 283 sq m (3,050 sq ft)
- _ High eaves height of 6m rising to 8m
- _ Potential for 100% rates relief
- _ Well established industrial location



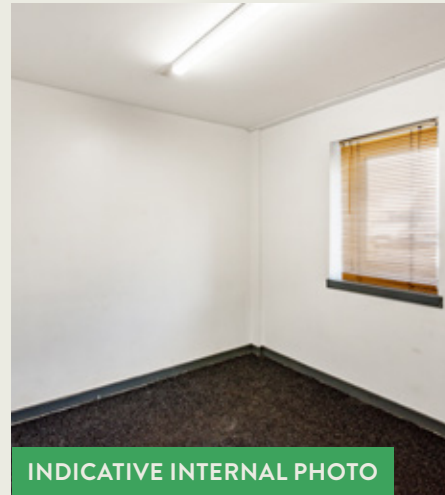


FIFE FOOD & BUSINESS CENTRE

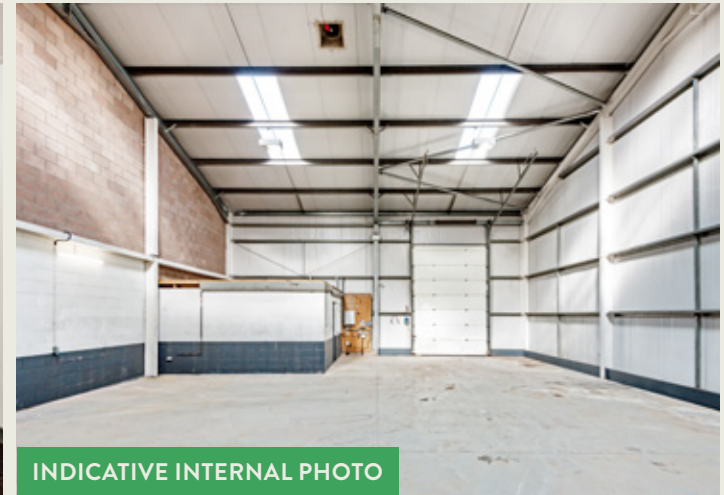
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Location

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. Fife Food & Business Centre is situated on the east side of the estate and is accessed from Faraday Road. Neighbouring occupiers include Pitreavie Packaging, Fife Fabrications, QPE, Proclad, National Oilwell Varco, East Coast Refrigeration, Fife Medical Group and W McMillan Foods.

Specification

The premises comprise two terraces of modern industrial / business units of steel portal frame construction which benefit from the following specification:

- _ High eaves height of 6m rising to 8m
- _ Translucent roof panels
- _ Sodium lighting
- _ Vehicular access via a roller shutter door
- _ 3 phase electricity supply
- _ Office facilities (Unit 30 only)
- _ Male & female WC facilities

Accommodation

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 283 Sq m (3,050 Sq ft).

Business Rates

We are advised by the local Assessor the property currently has a Rateable Value of £15,200 resulting in Rates Payable (2024/2025) of approximately £7,500 per annum. The ingoing tenant may benefit from relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

Terms

The premises are available on a new lease for a period and rent to be agreed. Further information is available from the joint letting agents.

VAT

All prices are quoted exclusive of VAT.

Energy Performance Certificate

The property has a 'B' rating.



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Further Information and Viewing

Please contact the joint letting agents:

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