

# INDUSTRIAL

# TO LET

On behalf of



- MODERN INDUSTRIAL/ WAREHOUSE UNIT
- 1,183 SQ M (12,734 SQ FT) – 2,141 SQ M (23,049 SQ FT)
- 7 METRE EAVES
- IMMEDIATE AVAILABILITY
- TWO MINUTES FROM THE A92



**ara**

Andrew Reilly Associates

UNIT Y/Z TELFORD ROAD,  
EASTFIELD INDUSTRIAL ESTATE,  
GLENROTHES, KY7 4PA

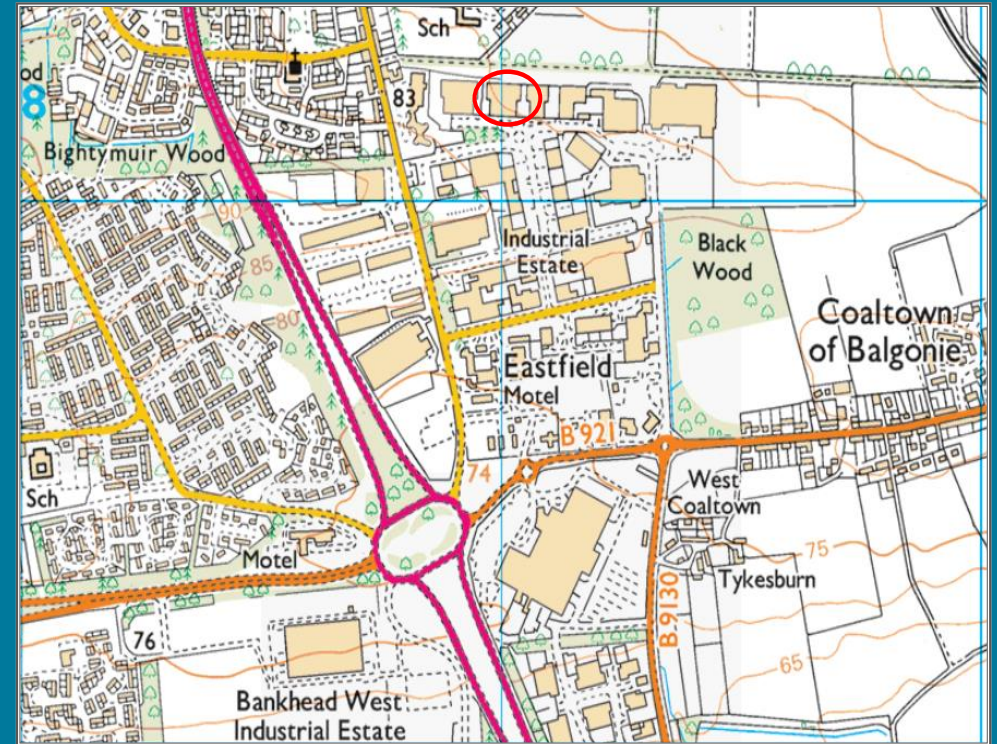
**Ryden**

## Location

Glenrothes, a town of c.50,000 residents, is located approximately 22 miles south of Dundee and 15 miles east of Dunfermline, and benefits from excellent communication links.

Telford Road is located within Eastfield Industrial Estate, one of the most established commercial centres within the town and situated adjacent to the Bankhead roundabout providing direct access to the A92 dual carriageway, the principal arterial route through central Fife between Dundee and the M90, thereafter linking to the Queensferry Crossing and wider Scottish motorway network. Edinburgh Airport is a 25-minute drive away.

The Estate provides accommodation for a range of commercial occupiers and in recent years has adapted to incorporated retail and leisure uses, including a Travelodge hotel, Marks & Spencer outlet and McDonald's restaurant, in addition to the traditional industrial/manufacturing occupiers.



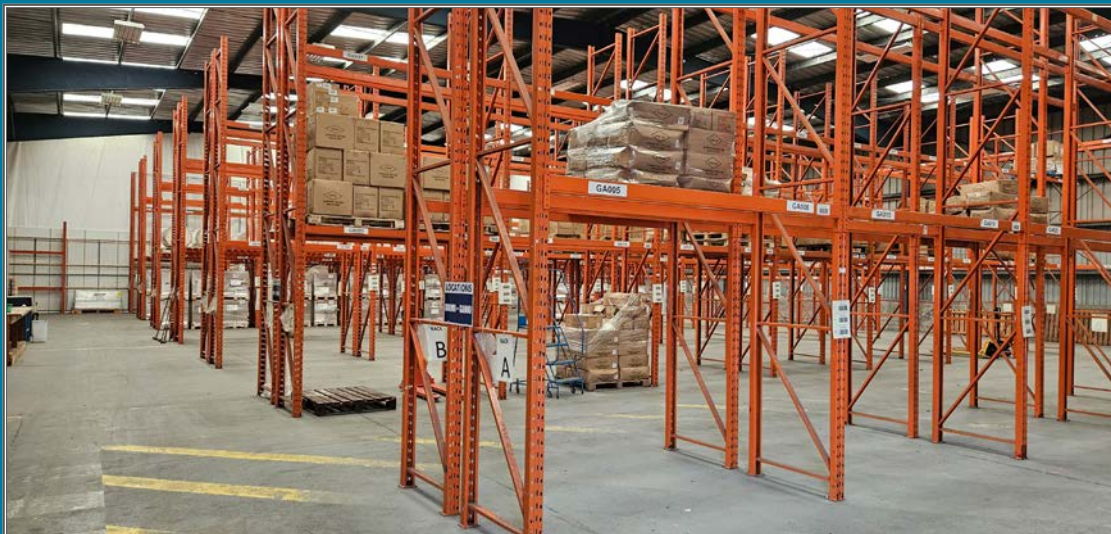
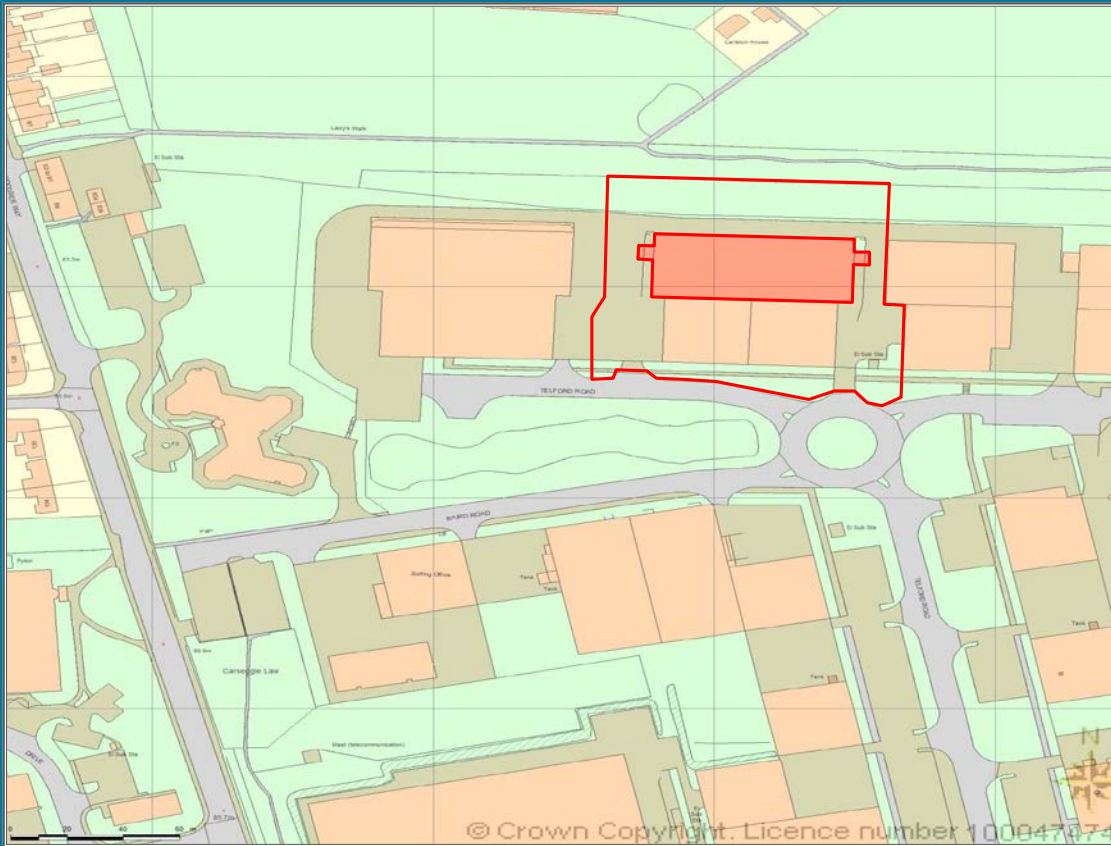
## Description

The available accommodation comprises a semi-detached industrial/warehouse unit of modern, steel framed construction with profile metal cladding to walls and pitched roof. Eaves height is 7.2m rising to approximately 9m at the apex. An access road provides 360o vehicular access around the site between two shared entrance gates.

Internally, the property is currently subdivided to create two units, both with concrete flooring throughout, lighting by way of pendant strip florescent and both units have 5m roller shutter door loading access, with canopy covering. The east section benefits from a second 5m roller shutter door with ramp access.

The east section contains a racking system which can be retained by separate agreement.





## Accommodation

The property has been measured in accordance with RICS Property Measurement (2nd Edition) and the gross internal area can be stated as:

East Section	1,183.07 M <sup>2</sup>	12,734 Ft <sup>2</sup>
West Section	958.29 M <sup>2</sup>	10,315 Ft <sup>2</sup>
Total	2,141.36 M <sup>2</sup>	23,049 Ft <sup>2</sup>

## Terms

The units are available To Let either separately or as a whole on a full repairing basis for a term to be agreed. Details are available on application to the joint letting agents.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Rateable Value

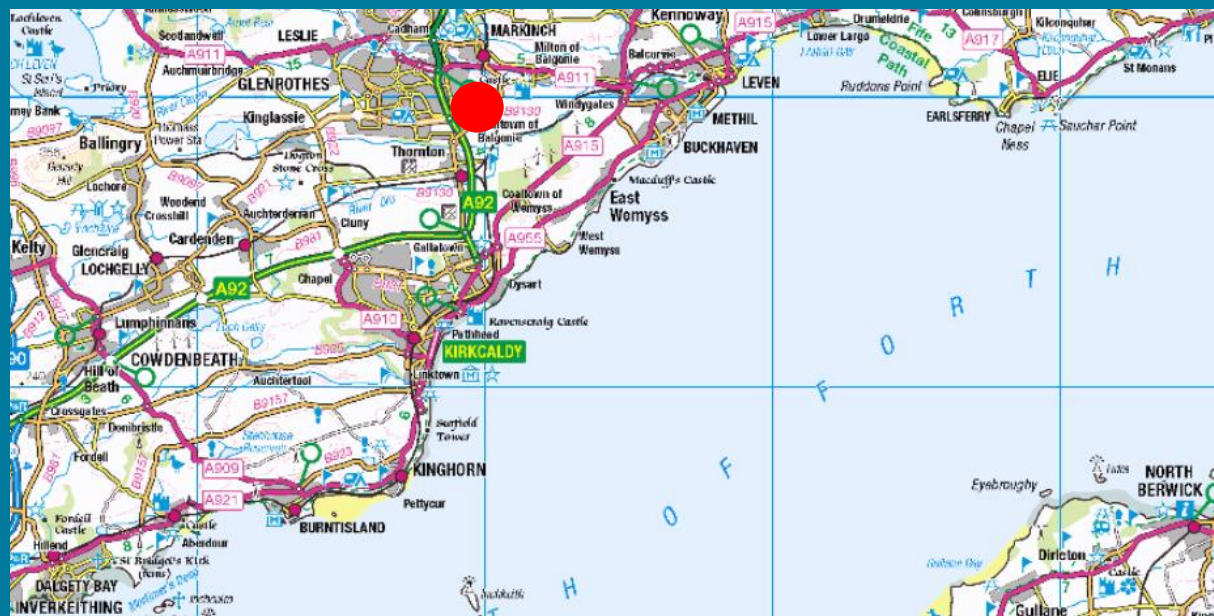
The property will require to be reassessed for non-domestic rating purposes.

## Energy Performance Certificate

The property has been assessed and given an EPC rating of D.

## Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



## Anti-money Laundering

Proof of identity and residence will be required from all prospective occupiers in line with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

## Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.