

FOR SALE

UNIT V1 VIEWFIELD
VIEWFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2RQ

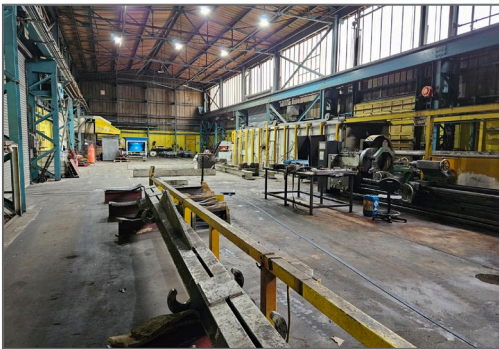
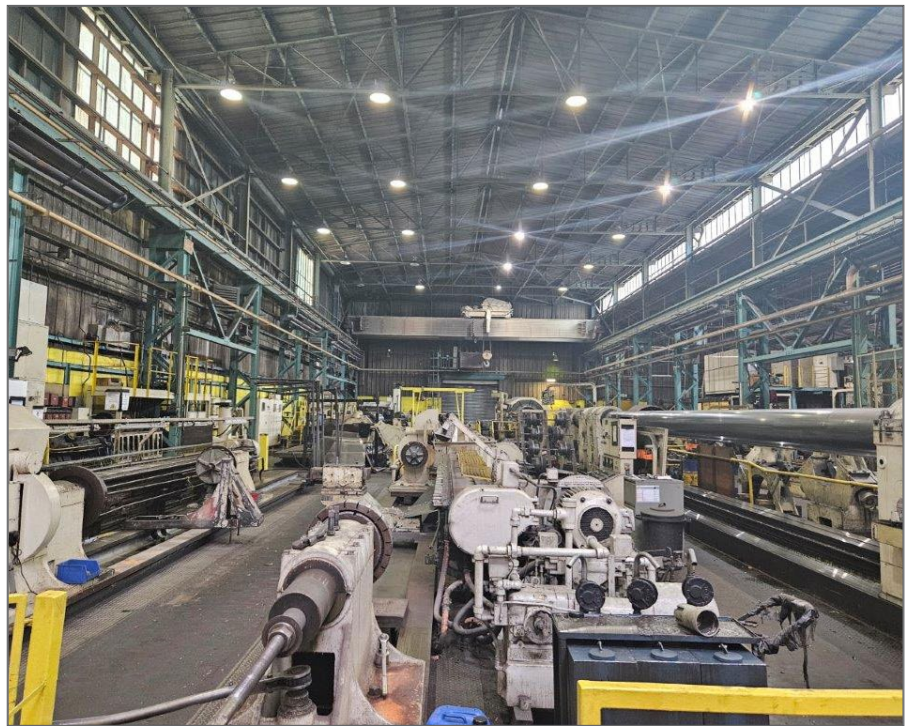
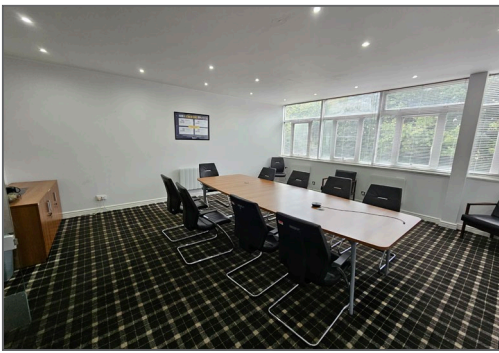
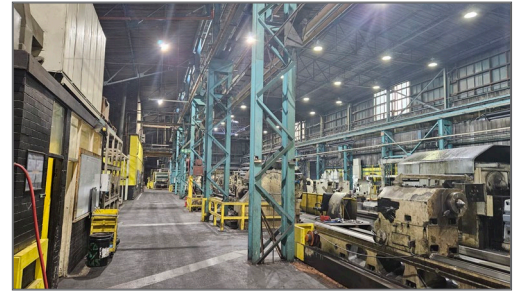
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Andrew Reilly Associates



- INDUSTRIAL UNIT ON 3.25 HEC (8 ACRE) SITE
 - 5,285 SQ M (56,890 SQ FT)
 - 11M EAVES
- LARGE SURFACED YARD
 - 360° CIRCULATION

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

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

Viewfield Industrial Estate is one of the more established commercial environments with excellent communication links via the B921 dual carriageway to the A92 at Bankhead, connecting to Dunfermline at the M90 and providing convenient access to the Queensferry Crossing and wider Scottish motorway network. Edinburgh International Airport is approximately a 25-minute drive away.

Adjacent occupiers within the estate include Leviton, Proclad International, Bosch Rexroth, Skene Group, HCS Control Systems, Glenrothes Fabrications and Steadvale Air Systems.

DESCRIPTION:

The property comprises a standalone manufacturing unit situated on an extensive site of 3.25 hectares (8 acres) with 360° circulation providing access to a large, secure yard area to the rear. Car parking facilities are situated at the front of the property.

The unit provides high-bay manufacturing/storage space with eaves height of approximately 11 metres in the main facility and 9m in the rear bay. Cranage with capacities of 10 & 25 tonnes has been installed. The unit also benefits from a fully operational sprinkler system with external tank storage and significant electricity capacity.

Two storey office accommodation, providing cellular accommodation, meeting rooms and staff amenities is situated to the front of the property, facing Viewfield.

ACCOMMODATION:

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) and we calculate that the property has the following Gross Internal floor area:

	Sq M	Sq Ft
Industrial/Warehouse	4,080.71	43,924
Offices	1,204.58	12,966
Total	5,285.29	56,890

RATING ASSESSMENT:

The subject premises are entered in the Valuation Roll as a factory with a rateable value of £146,000.

SALE TERMS:

Offers are sought for the purchase of our client’s heritable interest. Further details are available on application to the sole marketing agents.

LEGAL FEES

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

VAT

Prices are quoted exclusive or VAT which may be payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

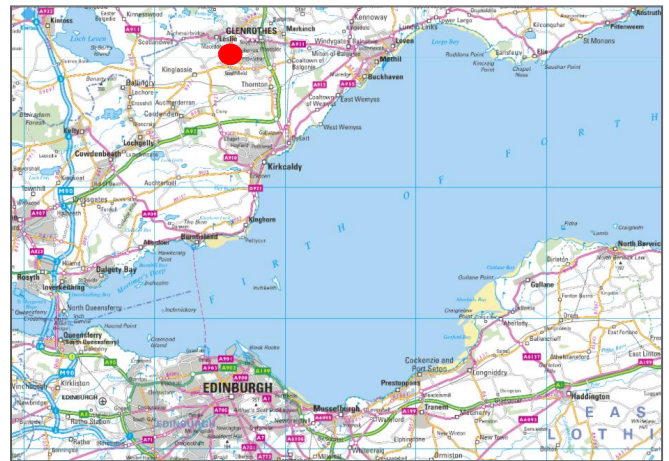
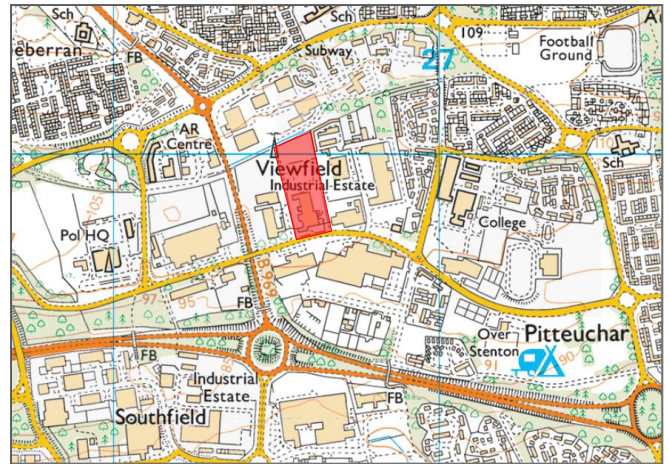
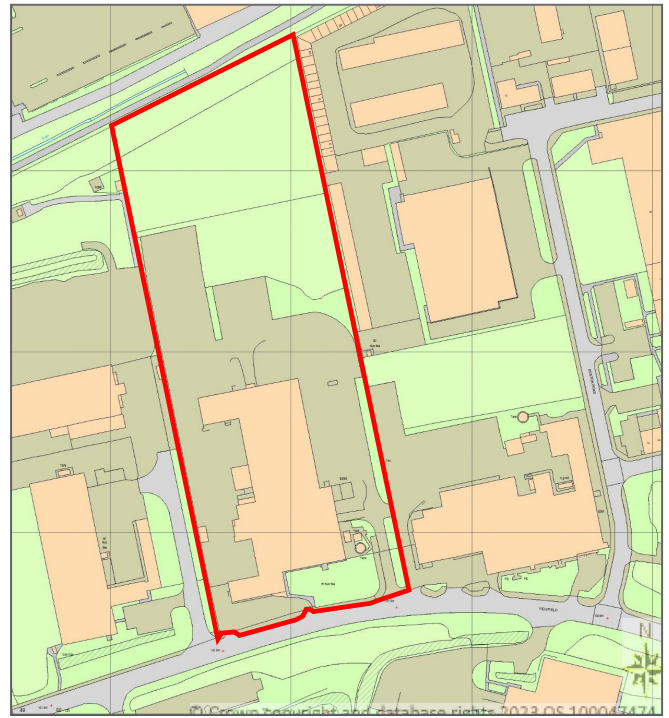
An energy assessment has been undertaken on the property and a copy of the EPC can be provided on request.

VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole letting agents:

Howard Brooke
Mobile: 07973 540528
E-mail: h.brooke@andrewreillyassociates.co.uk

Andrew Reilly
Mobile: 07795 568254
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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.