

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

**TO LET**

**INDUSTRIAL PREMISES WITH EXTENSIVE SHARED YARD / CAR PARKING**



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

On behalf of Fife Group

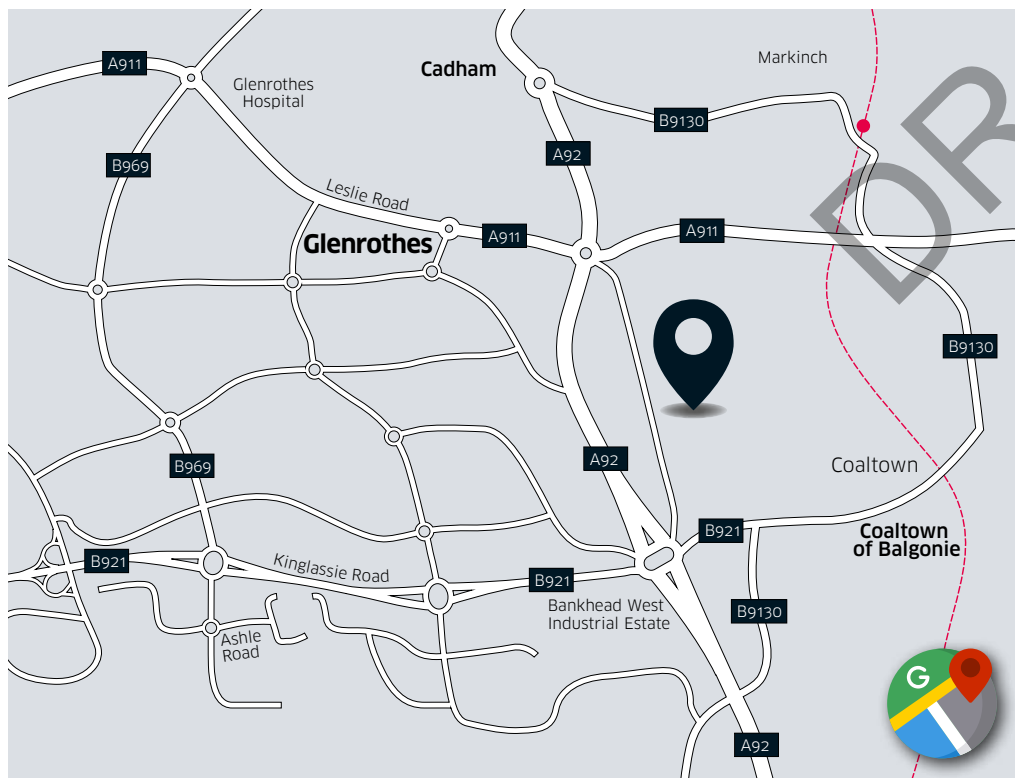


## LOCATION

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 is currently undergoing refurbishment which includes stripping out back to an open plan layout with offices and amenities to the front elevation. 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
------------	---------	------------

## TERMS

The property is available to lease for a term to be agreed and a rent of £42,000 per annum plus VAT.

## 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:

**Ryden**.co.uk  
0131 225 6612

**ara**  
Andrew Reilly Associates  
0131 229 9885

**Neil McAllister**  
neil.mcallister@ryden.co.uk  
Tel: 0131 473 3212

**Cameron Whyte**  
cameron.whyte@ryden.co.uk  
Tel: 0131 473 3230

**Andrew Reilly**  
a.reilly@andrewreillyassociates.co.uk  
Tel: 07795 568254

**Howard Brooke**  
h.brooke@andrewreillyassociates.co.uk  
Tel: 07973 540528

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: November 2023. Produced by Designworks