



## WAREHOUSE WITH DEDICATED YARD

### TO LET

31 RUTHERFORD ROAD  
SOUTHFIELD INDUSTRIAL ESTATE  
GLENROTHES, KY6 2RT

- 2,024 sq m (21,796 sq ft)
- Main warehouse plus separate standalone workshop
- Good quality office accommodation
- Large secure yard area and car park

**LOCATION:**

Southfield Industrial Estate is located on the south side of Glenrothes and has direct dual carriageway access to the Bankhead roundabout, less than 5 minutes' drive to the east. The roundabout links to the main A92 and in turn the M90, providing connectivity to Edinburgh, Dunfermline, Kirkcaldy, St Andrews and Dundee. The unit is situated on Rutherford Road, close to its junction with Crompton Road.

Nearby occupiers include: Eurospray, XYZ Engineering, Fife Fabrications, Pitreavie Packaging and WH Malcolm.

**DESCRIPTION:**

The subjects comprise a standalone warehouse facility of steel framed construction benefitting from the following specification:

- Gas fired hot air blowers to warehouse
- Electrically operated roller shutter loading door measuring approximately 4.36m wide x 3.39m high
- Good quality office accommodation
- Male, female and wheelchair accessible toilets
- Shower facility
- Tea preparation area
- Minimum eaves height of 2.8 metres rising to 4.55m at apex
- 3 phase power supply
- Separate workshop with 2 x manually operated loading doors measuring approx. 3.49m wide x 4.18m high
- Large secure tarmac surfaced yard area plus generous staff car park

**ACCOMMODATION:**

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Areas have been calculated:

Warehouse	1,854 SQ M	(19,956 SQ FT)
Workshop	170 SQM	(1,830 SQ FT)
<b>Total</b>	<b>2,024 SQ M</b>	<b>(21,786 SQ FT)</b>

**RATEABLE VALUE:**

According to the Scottish Assessor's Association website, the subjects have a Rateable Value of £62,000 resulting in a rates payable figure of £31,682 per annum before any reliefs are applied for eligible tenants.

**LEASE TERMS:**

The subjects are available on a full repairing and insuring lease for a period to be agreed at a rent of £70,000 per annum plus VAT.

**EPC:**

A copy of the EPC for the property can be made available on request.

**VAT:**

All figures quoted are exclusive of VAT.

**ENTRY:**

By agreement.

**VIEWINGS:**

Strictly through appointment with the sole marketing agents.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents:

DM Hall  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel 0131 624 6130

Ian Davidson  
ian.davidson@dmhall.co.uk

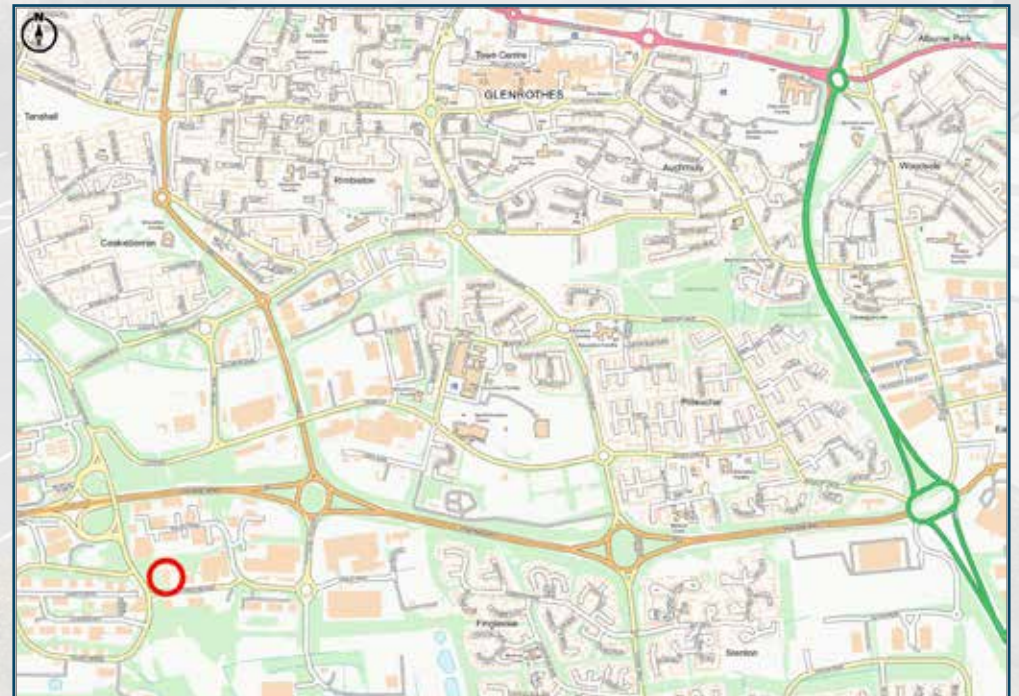
Lois Paterson  
lois.paterson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

**DATE OF PUBLICATION:**

May 2023







#### IMPORTANT NOTE

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