

**To Let**

## INDUSTRIAL UNIT WITH HIGH QUALITY OFFICES



67 CAVENDISH WAY  
SOUTHFIELD INDUSTRIAL ESTATE  
GLENROTHES, KY6 2SD

**895 SQ M (9,638 SQ FT)**

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**SECURE YARD AND PARKING FACILITIES**

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**HIGH QUALITY OFFICE ACCOMMODATION**

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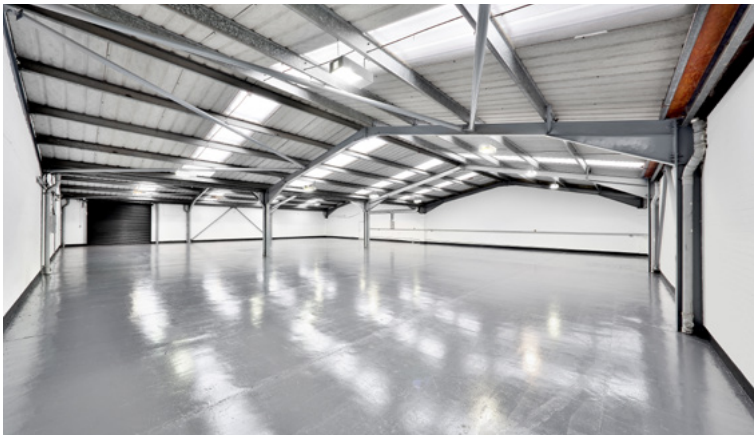
**WELL ESTABLISHED INDUSTRIAL LOCATION**

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**REFURBISHED TO A HIGH STANDARD**







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STAND ALONE  
INDUSTRIAL  
PREMISES WITH  
OFFICES AND A  
SECURE YARD

## 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.

Cavendish Way is situated on the west side of the estate and is accessed from Crompton Road. Neighbouring occupiers include Surface Heating Systems, Modern Standards Coffee, Quantum Group, First Endeavour LLP, Lomond Campers, APC Overnight, Reel Service, Dusal, Keela International and The William Tracey Group.



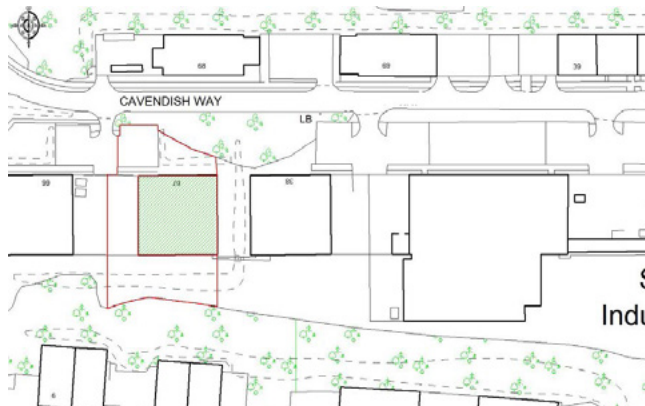
## SPECIFICATION

The premises comprise a detached industrial unit of steel portal frame construction which has undergone an extensive refurbishment and now benefits from the following specification:

- Fully overclad roof and front elevation
- New translucent roof panels
- New roller shutter door
- LED warehouse Lighting
- Refurbished open plan office facilities
- Refurbished male & female WC facilities
- New kitchen facilities
- Minimum eaves height of 2.8m rising to 4.7m at the apex
- 3 phase electricity supply

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a Gross Internal Area of approximately 895 Sq m (9,638 Sq ft).



## BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £32,400 resulting in Rates Payable (2023/24) of approximately £16,100 per annum.

## RSA GRANT ASSISTANCE

Regional Selective Assistance (RSA) grant funding may be available to assist qualifying occupiers with the investment of fit-out and relocation costs. Interested parties are advised to speak with Scottish Enterprise direct for further information.

## TERMS

The property is available to lease on a new full repairing and insuring basis for a rent and term to be agreed. Further details are available from the letting agents

## VAT

All prices are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property has an 'E' rating.

## FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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