



# UNIT 22

WOODGATE WAY SOUTH  
EASTFIELD INDUSTRIAL ESTATE  
GLENROTHES | KY7 4PF

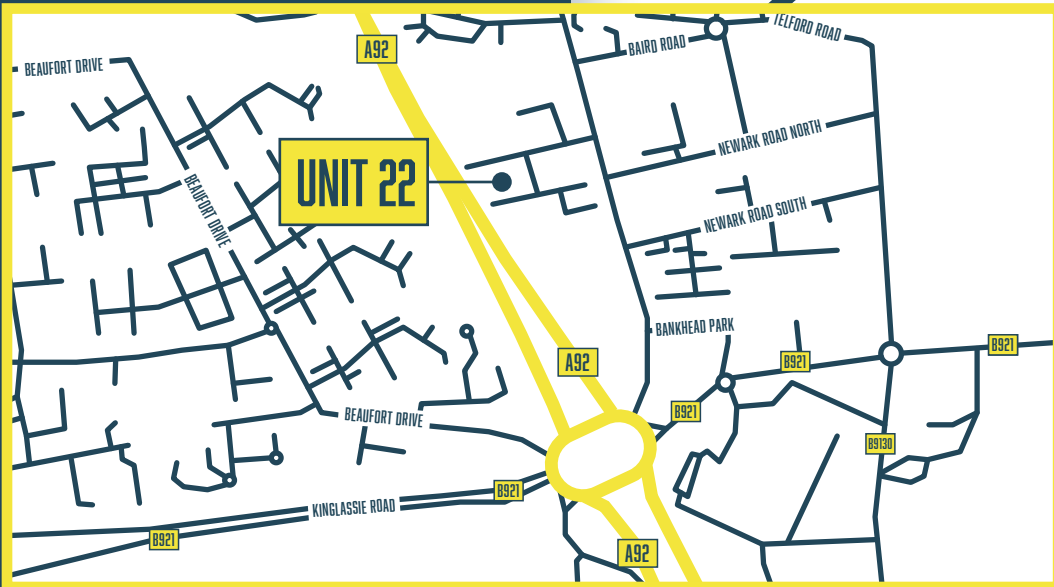
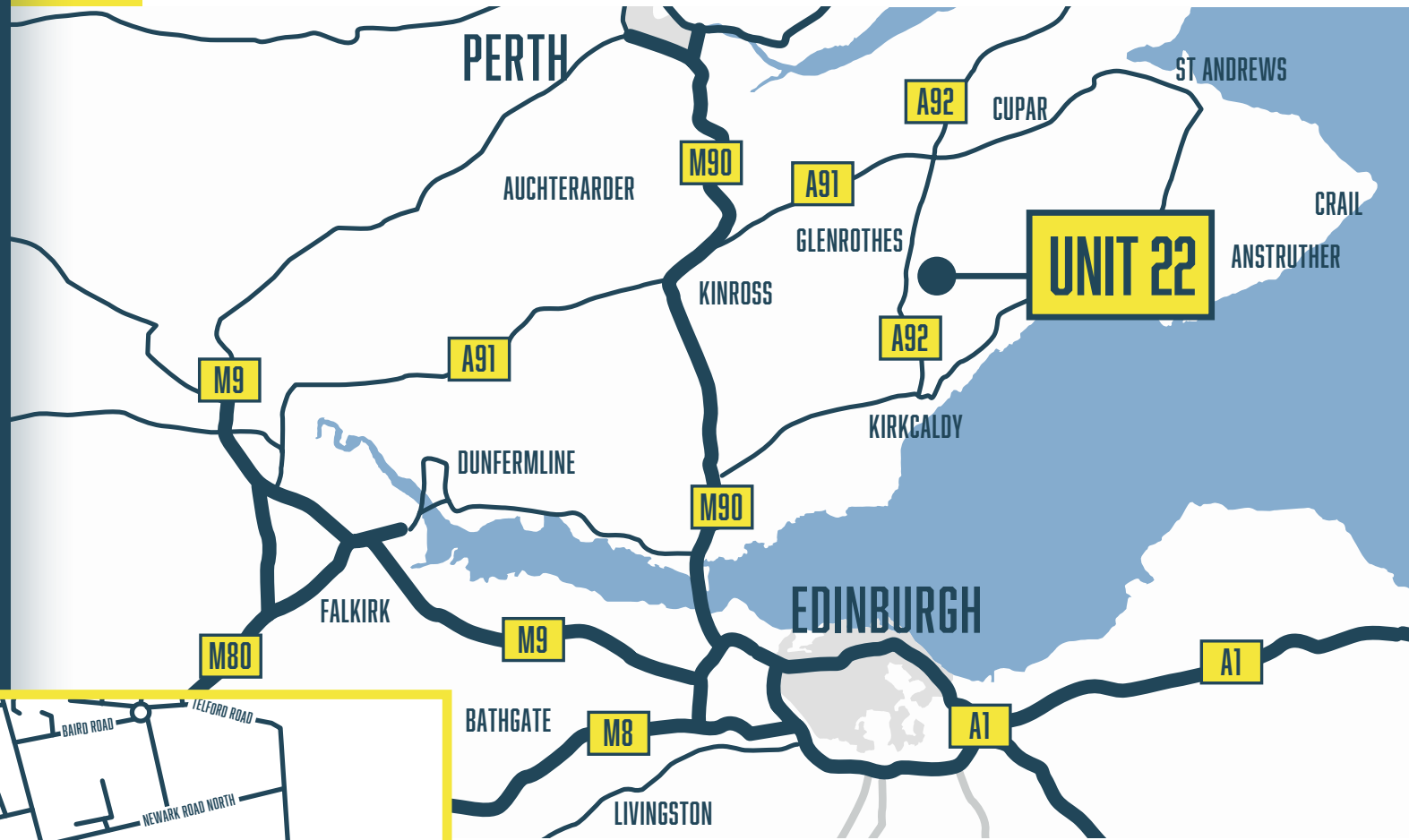
## AVAILABLE TO LET

WAREHOUSE  
556.6 SQ M (5,991 SQ FT)

- ◆ RECENTLY REFURBISHED
- ⚡ THREE-PHASE POWER
- ↑ 4.7M EAVES
- 🚚 LARGE COMMUNAL YARD / CAR PARK
- 💡 LED LIGHTING

# LOCATION

Woodgate Way South is located within the well established Eastfield Industrial Estate located of the A92 off the Bankhead roundabout. The estate is home to a number of nationwide trade counter occupiers including Cromwell, Howdens, MGM Timber, Paint Shed and Screwfix.



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**“WELL ESTABLISHED  
EASTFIELD INDUSTRIAL ESTATE  
LOCATED OFF THE A92”**

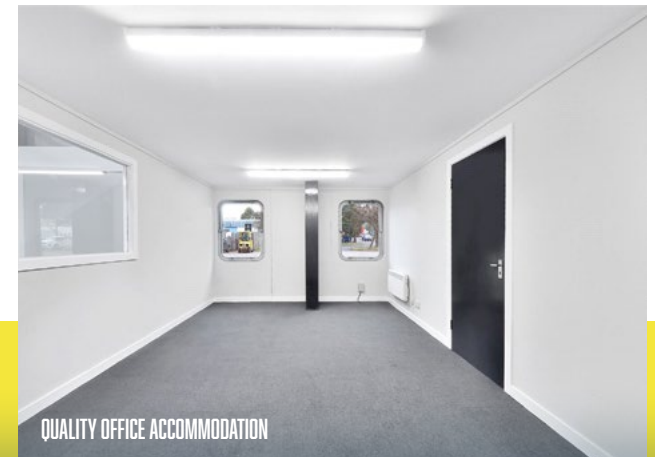
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RECENTLY REFURBISHED



HIGH EAVES HEIGHT



QUALITY OFFICE ACCOMMODATION

## DESCRIPTION

The premises comprise a modern, mid terraced industrial unit of steel portal frame construction with profile sheet cladding under a pitched roof with a concrete floor. Internally the premises offers open plan warehouse space which benefits from LED lighting, translucent roof panels providing excellent natural light, and 3 phase power. To the front of the unit there is a welfare pod providing WC facilities, tea prep facilities and office accommodation. There is a common yard and parking to the front of the unit.

## ACCOMMODATION

UNIT	PROPERTY TYPE	SIZE (SQ FT)	SIZE (SQ M)	AVAILABILITY
22	Warehouse	5,991	556.6	Immediately
TOTAL		5,991	556.6	

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## TERMS

Available on new full repairing and insuring leases.

## LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

## FURTHER INFORMATION & VIEWING

Please contact the sole letting agents:

### Jack Chandler

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# Ryden Galbraith



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