



TO LET - INDUSTRIAL

Unit 5 Buko Industrial Estate
Ashley Road, Glenrothes, KY6 2SE

- Office accommodation
- Electrically operated roller shutter door
- 3 Phase power supply
- Electronically controlled estate access
- CCTV surveillance of park

LOCATION

Buko Industrial Estate is situated within the Southfield industrial area and is located on the south side of Glenrothes that benefits from 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 the north side of Buko Industrial Estate and is accessed directly from Ashley Road.

Nearby occupiers include: Central Fife Sheds, The Single Cask Ltd, Rembrand Timber Ltd and WH Malcolm.

DESCRIPTION

The subjects comprise a mid terraced warehouse facility benefitting from the following specification:

- Office accommodation
- Toilet facilities
- Tea preparation area
- Fluorescent tube lighting
- Electrically operated roller shutter loading door
- 3 phase power supply
- Electronically controlled estate access
- On site CCTV
- Generous communal car park within the estate

ACCOMMODATION

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

717 sq m (7,718 sq ft)

LEASE TERMS

The subjects are available on a new full repairing and insuring lease at a rent of £27,000 plus VAT per annum for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessors' Association website, the subjects have a rateable value of £27,800 resulting in an estimated rates payable sum of £13,844 per annum.

SERVICE CHARGE

There is a small service charge to cover the maintenance of the common parts of the estate. Further details are available on request from the letting agent.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of D. A copy of the EPC certificate is available on request.

VAT

The rent and all other outgoings under the lease will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in any transaction.

ENTRY

Immediate entry can be provided upon completion of legal formalities.

FURTHER INFORMATION

For further information, please contact the letting agent:

DM HALL LLP

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Edinburgh
EH12 6DD

Tel: 0131 624 6130 (Agency Department)

Email: ian.davidson@dmhall.co.uk

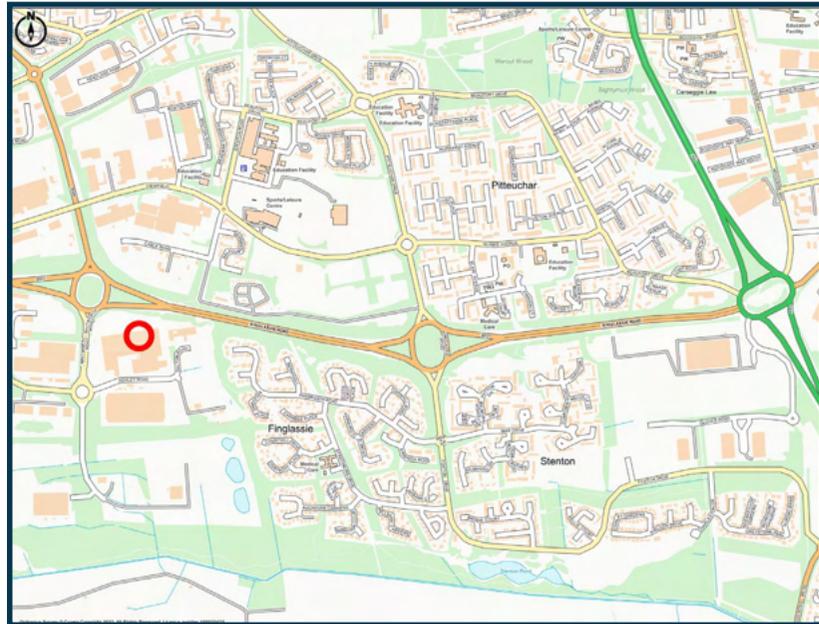
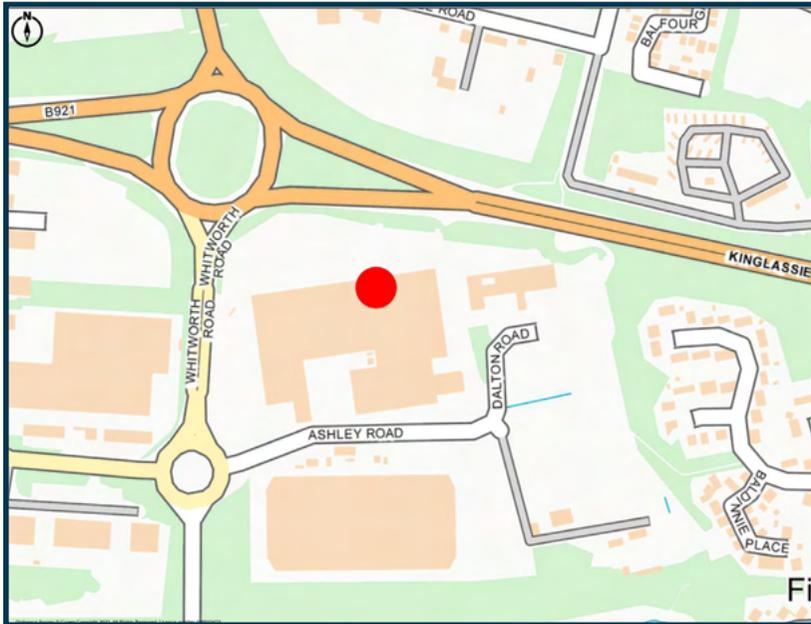
VIEWING

Strictly by appointment with the agents.

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