

# DM HALL

## To Let

### Industrial Warehouse

Unit 7 Buko  
Business Park,  
Ashley Road,  
Glenrothes,  
Fife, KY6 2SE



1,372.53 SQ M  
14,774 SQ FT

# Property Details

- Covered loading courtyard
- 2 Storey office accommodation
- Secure loading with Roller shutter
- £48,000 per annum (Plus VAT)

## 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, wider Fife and Tayside.

The unit is situated on the East side of Buko Industrial Estate and is accessed directly from Dalton Road.

Neighbouring occupiers include Malcolm Logistics, Kingdom Timber Engineering, ACF Cleaning Ltd and M H Engineering.

## DESCRIPTION:

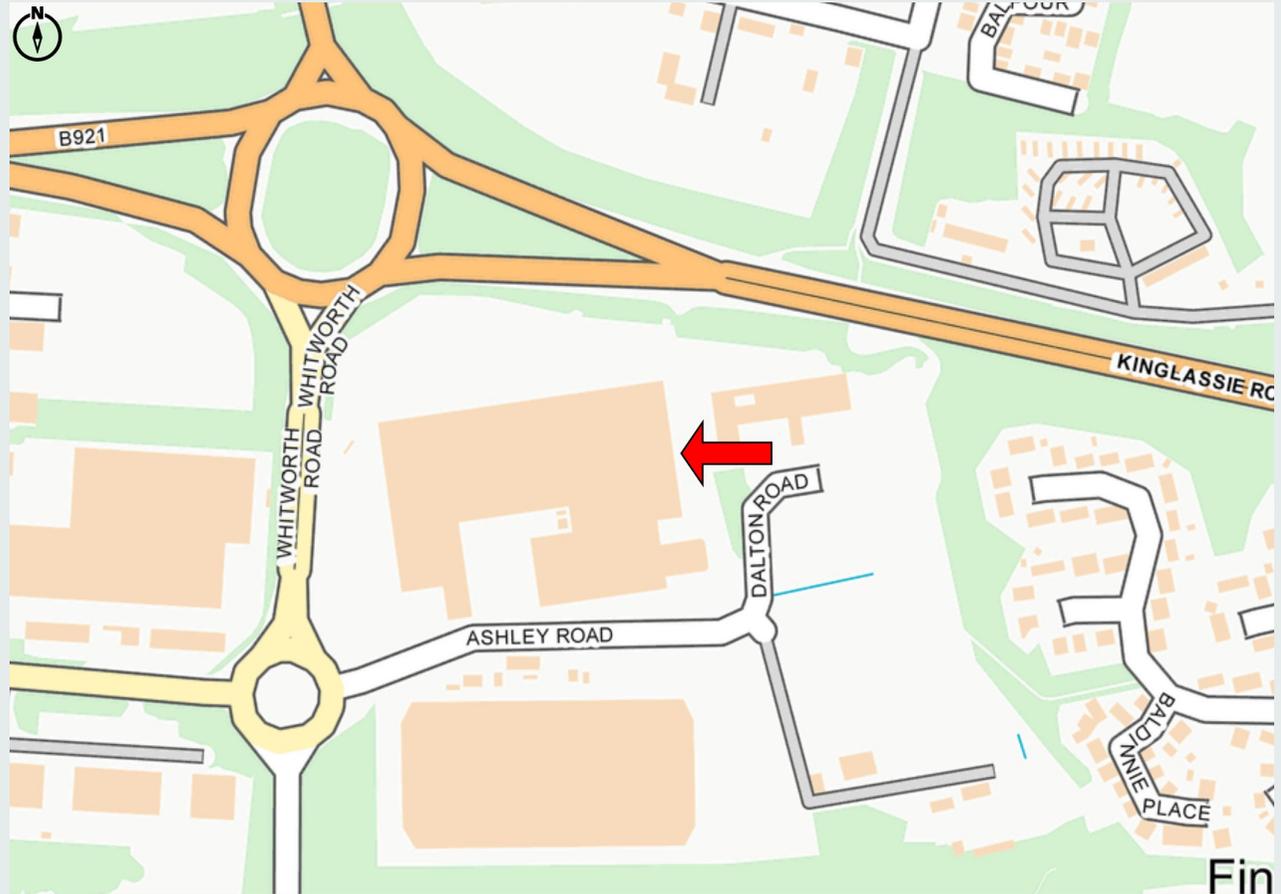
The subjects comprise a steel frame, benefitting from the following specification: -

- 2 Storey office accommodation
- Covered loading courtyard
- 3 phase power supply
- Estate CCTV system
- Electrically operated roller shutter loading door
- Maximum eaves height — 5.20 m

## ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with the RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and the following area has been calculated:

FLOOR	SQ M	SQ FT
Warehouse	1,372	14,774



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## SERVICES:

The subjects benefit from mains water and 3 phase electrical supplies.

## LEASE TERMS:

The subjects are offered on a new FRI lease at a rent of £48,000

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £42,500 per annum.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which is chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



## Make an enquiry

Ian Davidson MRICS  
Harry Pattullo MSC

Edinburghagency@dmhall.co.uk

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**DM HALL**



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