

DM HALL

To Let
Industrial

20 Woodgate Way South,
Eastfield Industrial Estate,
Glenrothes, Fife
KY7 4PF



145.86 SQ M
1,570 SQ FT

Property Details

- Well located workshop/warehouse premises
- On-site parking available
- Rent £12,500 + VAT per annum

LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the region and having a resident population in the order of 40,000. The town is the administrative centre for Fife and provides the industrial nucleus, containing an extensive stock of commercial units.

Eastfield Industrial Estate lies on the south-eastern corner of Glenrothes, approximately 1 minute's drive from the Bankhead Roundabout that provides direct access to the A92 and in turn the M90, linking to Dunfermline, Kirkcaldy and Dundee.

The subjects lie on the southern edge of Eastfield Industrial Estate. Woodgate Way South is accessed via Woodside Way, the main road through the estate. Nearby occupiers include Howdens, D&G Autocare and The Paint Shed.

The location of the property is shown on the undernoted plan.



Property Details

DESCRIPTION:

The property comprises a steel framed end-terraced industrial warehouse/workshop contained within a single store unit finished to the following specification:

- Profiled metal sheet roof incorporating approximately 10% translucent light panels
- Fluorescent tube lighting to warehouse
- 3 phase power supply
- Electrically operated roller shutter door measuring 3.22m wide x 3m high
- Office accommodation
- Staff WC
- Eaves height 3.88m to 3.4m front to back
- Communal loading yard and parking

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Warehouse/Workshop	145.86	1,570

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,200 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENTAL:

Offers of £12,500 + VAT per annum exclusive are invited.



SERVICE CHARGE

A service charge will be applicable. Further details can be obtained from the letting agents.

LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

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 charged.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents Lois Paterson at DM Hall:-

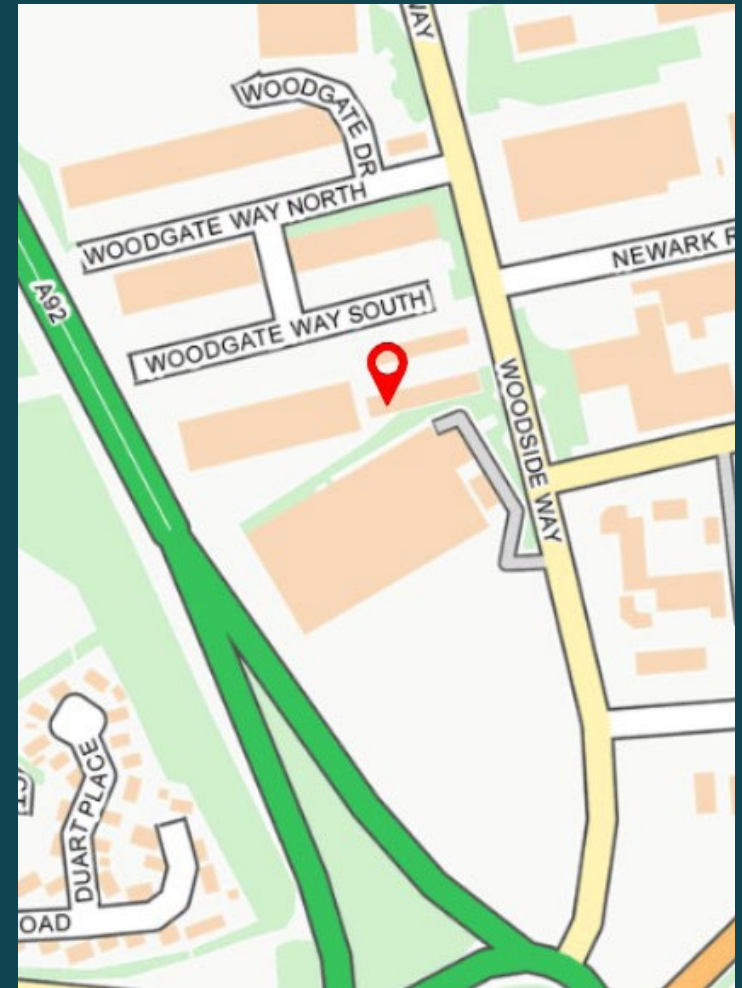
ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk



DM Hall LLP

27 Canmore Street, Dunfermline KY12 7NU

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors