



TO LET Industrial Unit wth Secure Yard
10,266 sq.ft (954 sq.m)

54 Nasmyth Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2SD

- Stand-alone building
- Dedicated yard/car parking
- Well established industrial location
- Total site area of 0.67 acres

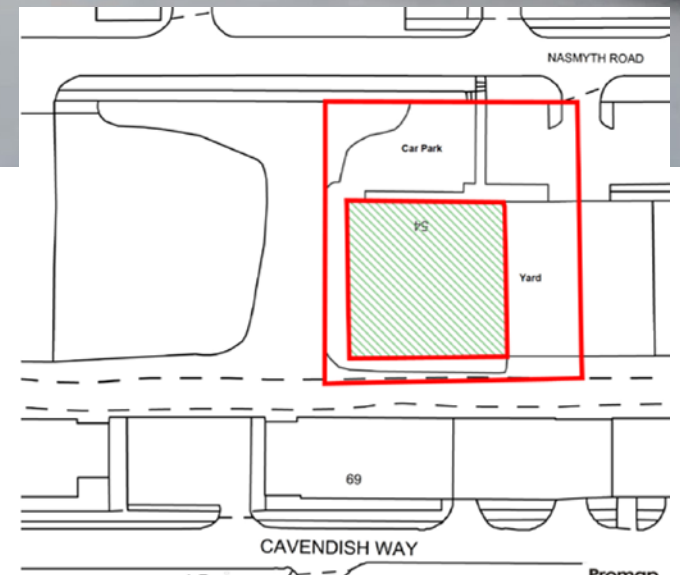
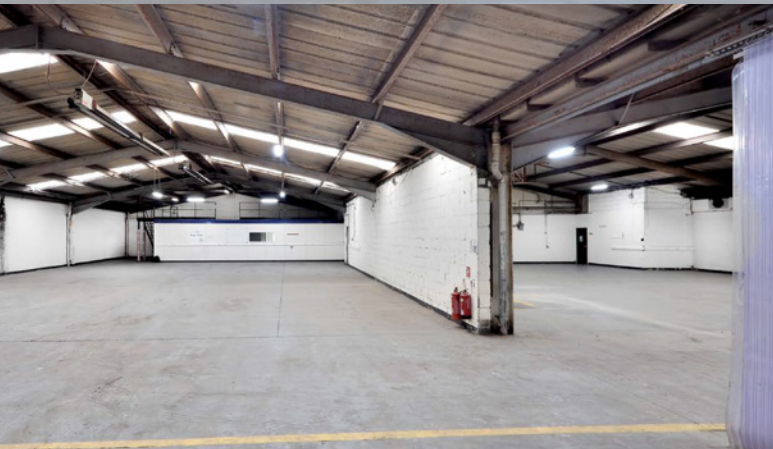
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Areas (Approx. Gross Internal)

54	10,266 sq.ft	(954 sq.m)
TOTAL	10,266 sq.ft	(954 sq.m)

Description

The premises comprise a stand-alone industrial unit of steel portal frame construction which benefits from the following specification:

- Translucent roof panels
- Gas hot air blowers and overhead radiant heaters
- Vehicular access via an electric roller shutter door
- 3 phase electricity supply
- Office and reception
- Male & female WC facilities
- Mezzanine floor

Rent

£53,900 pa

Business Rates

Rateable Value of £32,700 resulting in Rates Payable (2024/2025) of approximately £16,000 per annum.

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

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.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - KY6 2SD

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.

Nasmyth Road is situated on the west side of the estate and is accessed from Crompton Road. Neighbouring occupiers include APC Overnight, Kingdom Housing Association, Dusal, Modern Standard Coffee, Keela International and The William Tracey Group.

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Viewing

Strictly via prior appointment with the appointed agents:

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