

INDUSTRIAL

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Andrew Reilly Associates

FOR SALE

On behalf of

VUK HOLDINGS LTD

INDUSTRIAL/WAREHOUSE PREMISES



**UNIT U, TELFORD ROAD,
EASTFIELD INDUSTRIAL ESTATE, GLENROTHES**

2,738.32 SQ M (29,476 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife. The town has a resident population of c.40,000 people and benefits from good communication links, lying adjacent to the A92, the principal arterial route through Fife linking Dundee with Dunfermline and the M90, thereafter providing convenient access to the Forth Road Bridge and wider Scottish motorway network. In addition, East Coast Main Line rail services, connecting Aberdeen, Edinburgh and London, are accessible at nearby Markinch and Edinburgh International Airport is approximately a 25 minute drive away.

Eastfield Industrial Estate is situated on the western edge of the town, adjacent to the Bankhead roundabout, the principal vehicular access to Glenrothes from the west and providing direct access to the A92. The Estate provides accommodation for a range of commercial occupiers and in recent years has adapted to incorporated retail and leisure uses, including a Travelodge hotel, Marks & Spencer outlet and Chinese restaurant, in addition to the traditional industrial/manufacturing occupiers.

DESCRIPTION:

The property comprises a detached industrial unit of steel framed construction, brick infill with rough cast finish under a pitched tiled roof. Formed in two sections, the front area of the unit provides office accommodation together with storage area while the rear section offers warehouse/manufacturing space. The property is currently linked to an adjacent unit by way of a link corridor suitable for forklift access however this can be removed to create a standalone unit. Loading canopy facilities are provided to the west elevation with partially secured yard area to the east.

Internally, the main unit has concrete flooring throughout and lighting in by way of strip florescent. Cellular office accommodation is incorporated to the front of the unit and includes gas radiator heating system. Eaves height in the warehouse areas is approximately 4m.

ACCOMMODATION:

We have measured the property in accordance with the RICS/ISVA Code of Measuring Practice (6th Edition) and calculate that the property has the following Gross Internal floor area:

	Sq M	Sq Ft
Industrial/Warehouse	2,447.32	26,344
Offices and Ancillary	290.95	3,132
Total	2,738.32	29,476

RATING ASSESSMENT:

The subject premises currently form part of a larger site and as such will require to be reassessed for business rates. Further information can be provided on request.

SALE TERMS:

Our clients are seeking to sell the heritable interest in the accommodation and further details can be supplied upon application to the sole marketing agents.

LEGAL FEES

Each party will be responsible for their own legal fees. In dealing with the transaction however the purchaser will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE

An energy assessment has been undertaken on the property and an EPC Rating of C has been achieved.

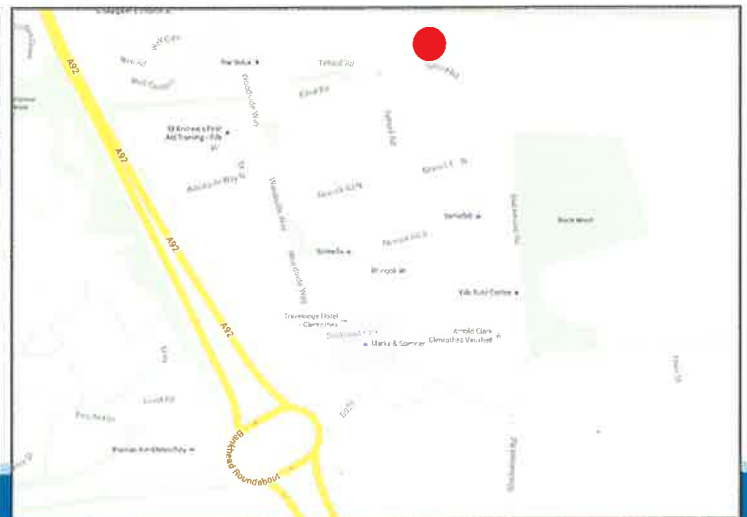
VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole marketing agents:

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 Property Consultants Chartered Surveyors
 31 Rutland Square
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 EH1 2BW
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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.