

# INDUSTRIAL



## FOR SALE/TO LET DUE TO RELOCATION

On behalf of



**INDUSTRIAL PREMISES WITH SECURE YARD**



**UNIT O EAST, BAIRD ROAD,  
EASTFIELD BUSINESS PARK,  
GLENROTHES, KY7 4PA**

**1,638.44 SQ M (17,636 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 semi-detached industrial unit of steel framed construction with brick/block infill, harled externally under a pitched roof of cement asbestos roof panels with steel overlay incorporating translucent roof lights. A secure, shared yard provides loading facilities via a covered platform with sliding timber access door.

Internally, the property has concrete flooring throughout and lighting is by way of pendant strip fluorescents. Gas fired air blower heating is incorporated. Open plan office accommodation, reception area and WC facilities are incorporated to the front of the unit.

**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	1,473.40	15,860
Offices and ancillary	165.04	1,776
<b>Total</b>	<b>1,638.44</b>	<b>17,636</b>

**RATING ASSESSMENT:**

The subject premises are currently listed within the Valuation Roll as Factory with a rateable value of £37,300. A right of appeal against the assessment is available to new occupiers for a period of 6 months from the date of entry. Further details can be provided on request.

**TERMS:**

The property is available to lease on a full repairing basis for a term to be agreed. Further details can be provided on application to the sole letting agents.

Offers for the purchase of the heritable interest in the property will also be considered.

**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**

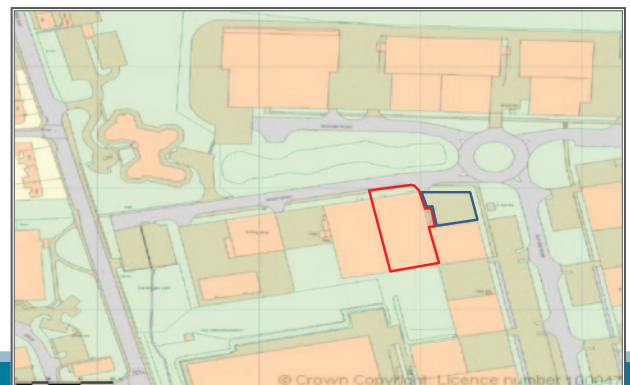
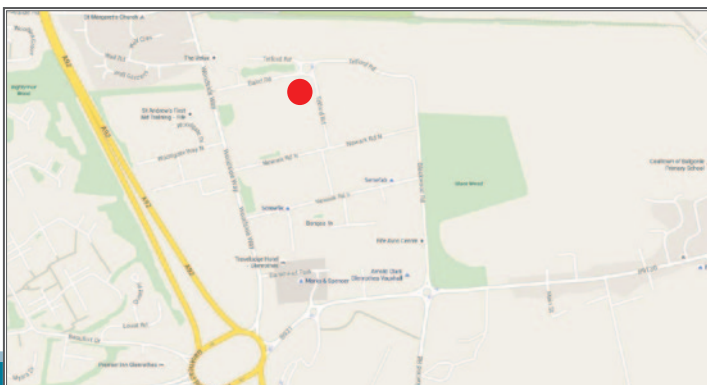
An energy assessment has been undertaken on the property and an EPC Rating of F has been achieved.

**VIEWING AND FURTHER INFORMATION:**

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

Contact: Andrew Reilly  
 Mobile: 07795 568254  
 E-mail: a.reilly@andrewreillyassociates.co.uk

Contact: Howard Brooke  
 Mobile: 07973 540528  
 E-mail: h.brooke@andrewreillyassociates.co.uk



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.