



TO LET

Warehouse/Industrial Unit with Yard Space
5,000 sq.ft (465 sq.m)

11B Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

- Benefits from yard/Car parking to the rear
- Well established industrial location
- Suitable for a variety of uses

LCP.
part of **MCore**

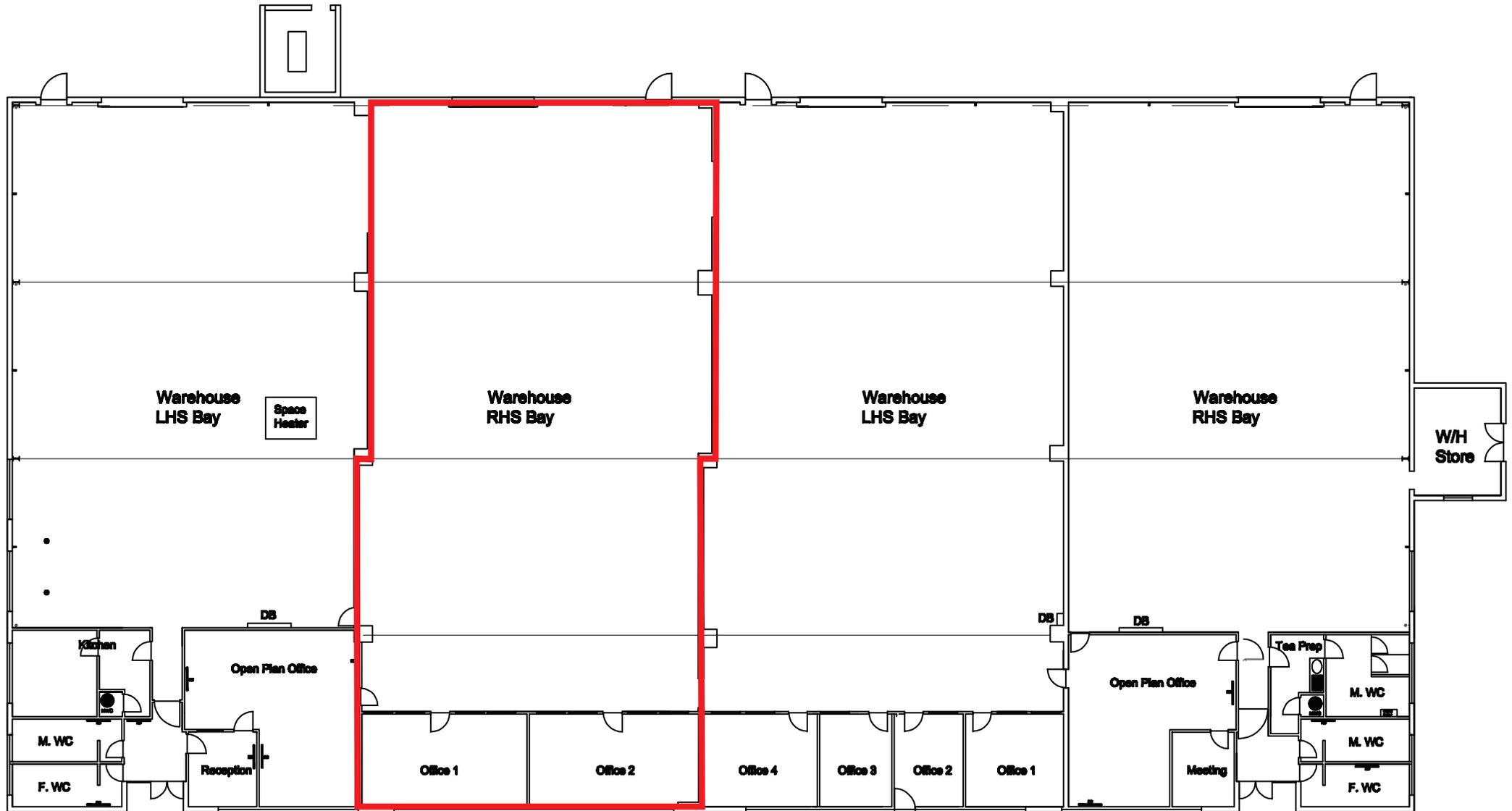
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11B Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU





11 Faraday Rd

12 Faraday Rd

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Areas (Approx. Gross Internal)

Unit 11B	5,000 sq.ft	(465 sq.m)
TOTAL	5,000 sq.ft	(465 sq.m)

Description

The premises comprise of a mid terraced industrial unit of steel portal frame construction which benefits from the following specification:

- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via industrial roller shutter doors
- 3 phase electricity supply
- Offices with glazed frontage

Rent

POA

Business Rates

Unit 11B has a Rateable Value of £14,000 which results in rates payable (2024/25) of approximately £6,972 per annum.

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

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

Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Energy Performance

D Rating. 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 2RU

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.

Faraday Road is one of the main estate roads leading directly to the Whitworth roundabout. Neighbouring occupiers include Fife Fabrications, Proclad Induction Bending, Flexibles UK, Plastech Mouldings, Daqua, William Tracey Group and The Pitreavie Group.

Viewing

Strictly via prior appointment with the appointed agents:

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