

UNDERGOING EXTENSIVE REFURBISHMENT



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

\*INDICATIVE IMAGERY

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

• Dedicated Yard/Car Parking • Stand-alone Unit • Existing Office & Staff Welfare Fit-out • Total Site Area of 0.67 Acres

**LCP.**  
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[searchlcp.co.uk](http://searchlcp.co.uk)



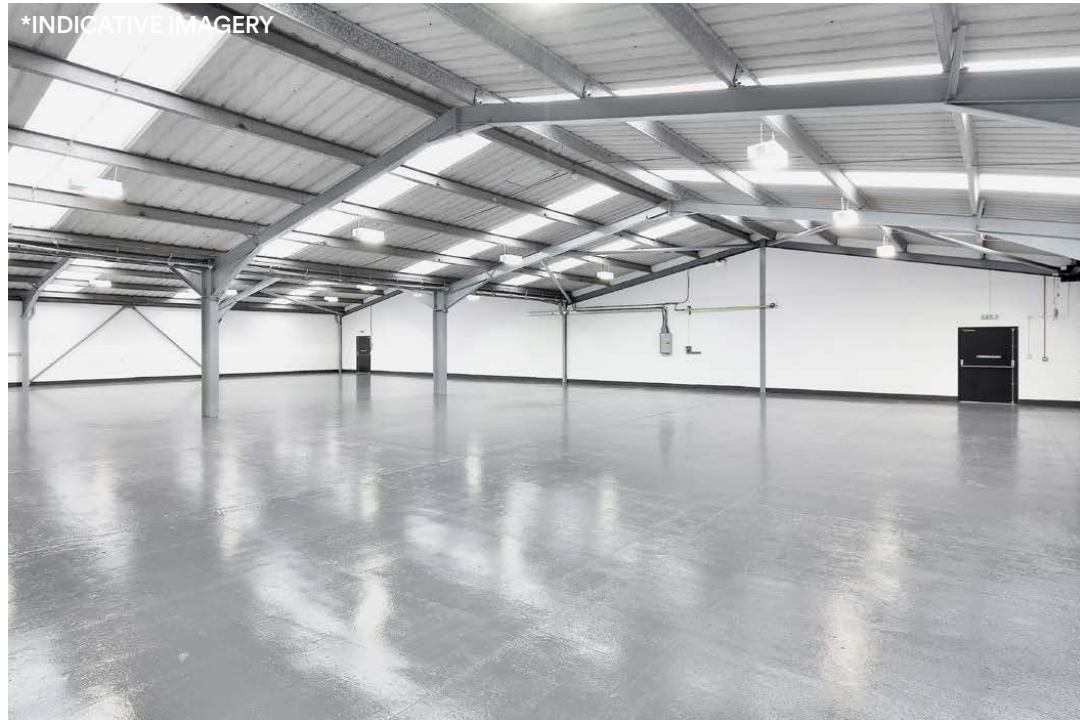


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# Unit 54 Nasmyth Road, Southfield Industrial Estate, Glenrothes, KY6 2SD

Areas (Approx. Gross Internal)

Total	10,266 sq.ft	(954 sq.m)
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## Description:

The property is currently undergoing an extensive refurbishment which includes:

- New cladding to the front elevation
- New insulated composite roof
- New pedestrian doors and windows
- Redecorated office accommodation
- New fire alarm system
- Painted walls, warehouse floor and steelwork

The property also benefits from a secure surfaced yard to the east elevation and a car park to the north elevation.

## Rent

£61,600 per annum

## Rates

Rateable Value £32,700

Rates Payable £16,000

## VAT

All prices are quoted exclusive of VAT

## Energy Performance

Further information available upon request

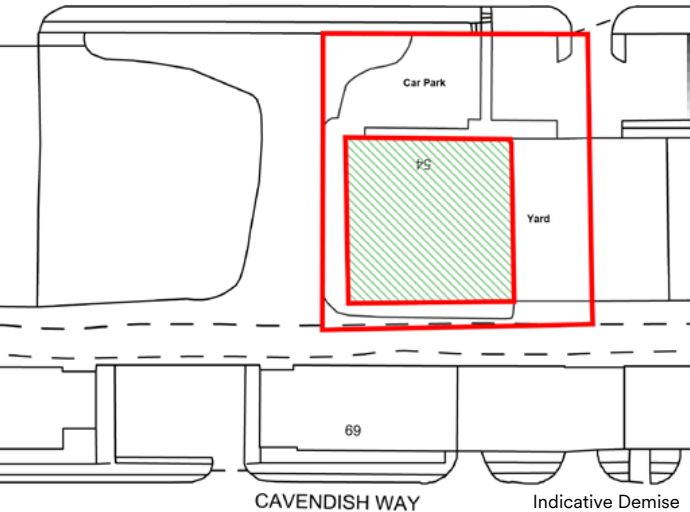
## RSA Grant Assistance

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.

## 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, Keala International and The William Tracey Group.



## Viewing

Strictly via prior appointment with the appointed agents

**Ryden**.co.uk  
0131 225 6612

**Cameron Whyte**  
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