

To Let

**INDUSTRIAL UNIT
WITH SECURE YARD**



54 NASMYTH ROAD
SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SD

954 SQ M (10,266 SQ FT)

STAND-ALONE BUILDING

DEDICATED YARD / CAR PARKING

EXISTING OFFICE AND STAFF WELFARE FIT-OUT

TOTAL SITE AREA OF 0.67 ACRES



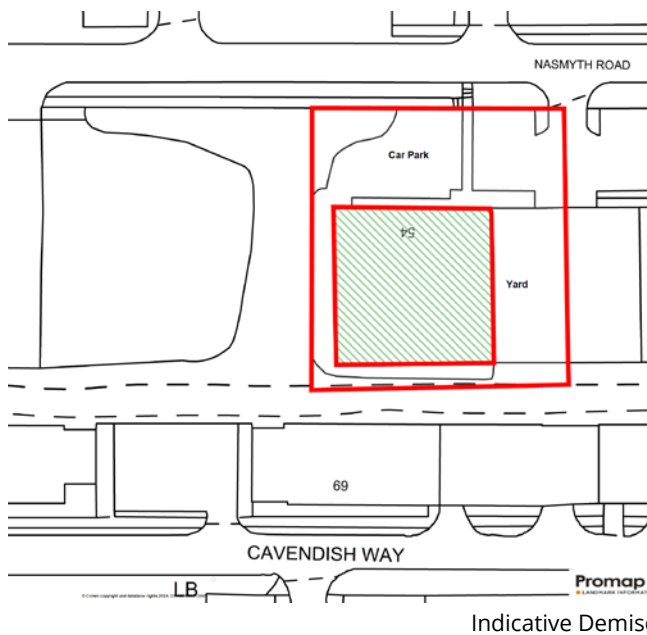


STAND ALONE
INDUSTRIAL UNIT
WITH SECURE YARD

LOCATION

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.



SPECIFICATION

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
- Kitchen
- Mezzanine floor

ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 954 Sq m (10,266 Sq ft).

SECURE YARD

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

BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £32,700 resulting in Rates Payable (2024/2025) of approximately £16,000 per annum.

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.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Further information is available from the letting agents.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

Cameron Whyte

T: 07789 003 148

E: cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

Howard Brooke

T: 07973 540 528

E: h.brooke@andrewreillyassociates.co.uk

ara
Andrew Reilly Associates
0131 229 9885

Roddy Proudfoot

T: 07971 480 827

E: RProudfoot@lcpproperties.co.uk

LCP
part of MCore
07971 480827

searchlcp.co.uk

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: June 2024.