

# DM HALL

# For Sale

**Industrial**

Unit U, Telford Road,  
Eastfield Industrial  
Estate Glenrothes  
KY7 4NX



**363.30 SQ M**  
**3,911 SQ FT**

# Property Details

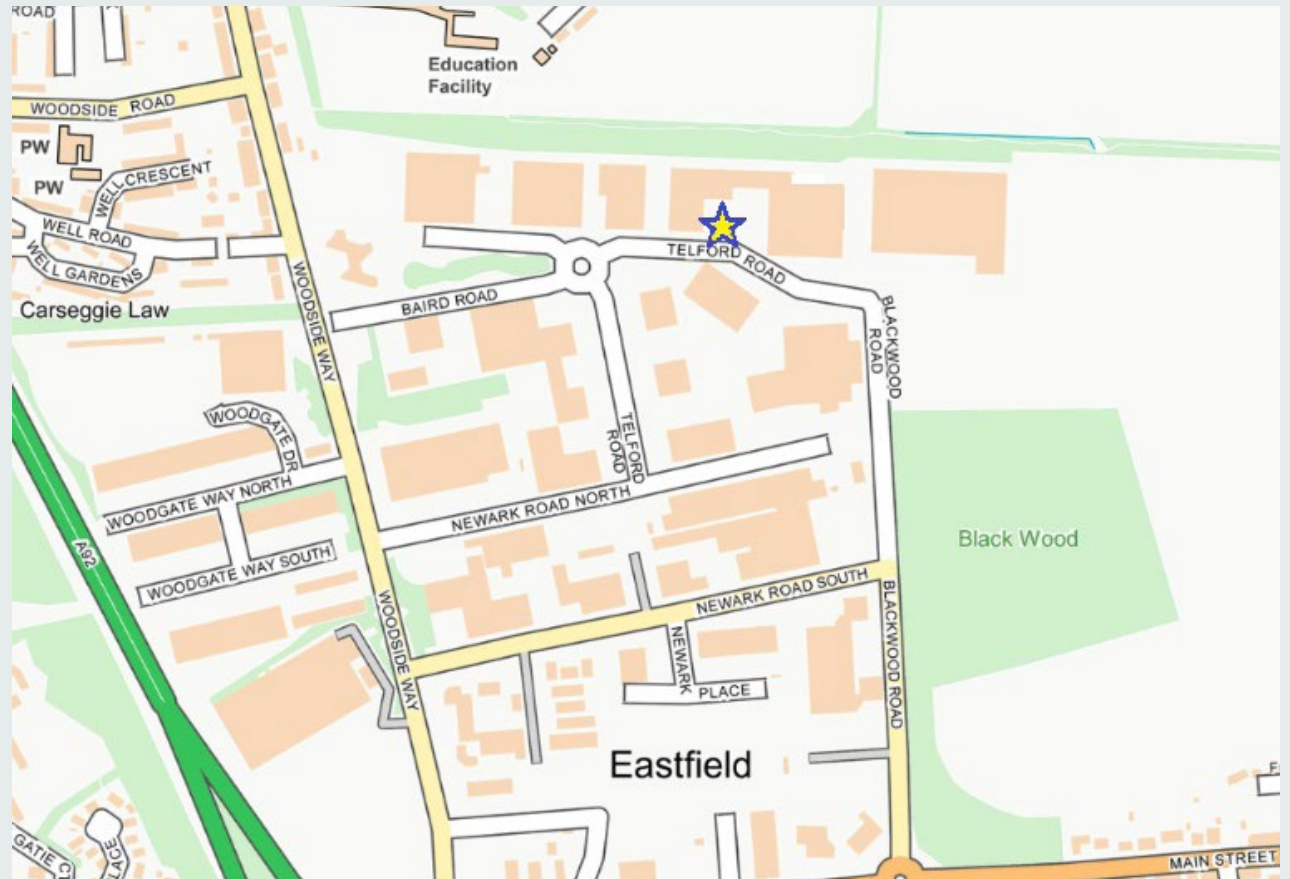
- Standalone industrial unit 363.30 SQM (3,911 SQ FT) GIA
- 2 x Electrically operated roller shutter doors
- 3 phase power supply
- Offers over £165,000

## LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the region and having a resident population in the order of 40,000. The town is the administrative centre for Fife and provides the industrial nucleus, containing an extensive stock of commercial units.

Telford Road lies on the south-eastern corner of Eastfield Industrial Estate,, approximately 1 minutes' drive from the Bankhead Roundabout that provides direct access to the A92 and in turn the M90, linking to Dunfermline, Kirkcaldy and Dundee.

Nearby occupiers include: Adamson Doors, Flexel International, AM Phillip Trucktech Ltd and Screwfix.



# Property Details

## DESCRIPTION:

The property comprises a standalone warehouse facility of steel framed construction benefiting from the following specification:

- 2 x Electrically operated roller shutter loading doors measuring approximately 4.5m wide x 4.45m high and 3.05m wide x 3.65m high
- Mezzanine floor with office
- Minimum eaves height of 5.68m rising to 6.28m at apex
- 3 Phase power supply
- 2 Tonne capacity overhead crane
- Single WC on ground floor
- Tea preparation area
- Large secure shared yard area plus parking

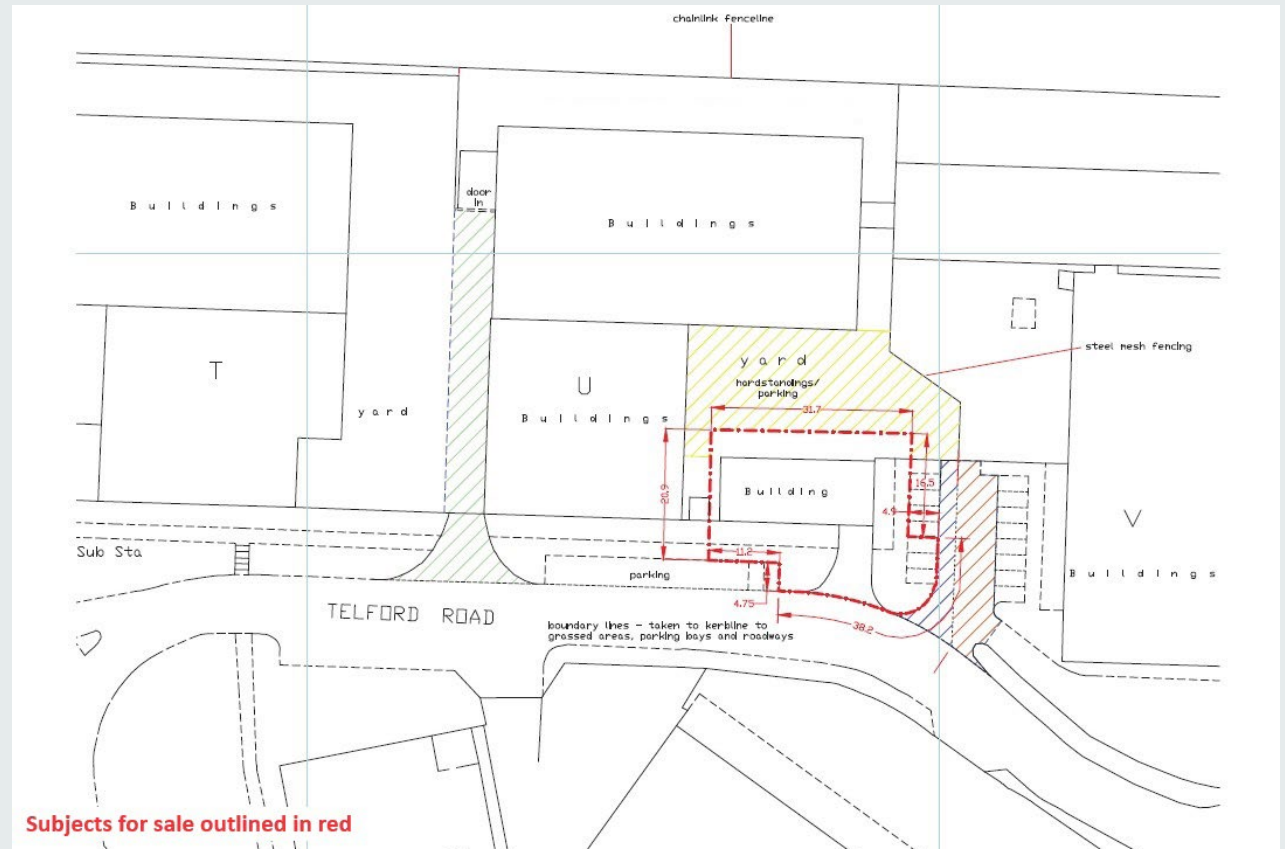
## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross internal basis and is as follows

<u>FLOOR</u>	<u>SQ M</u>	<u>SQ FT</u>
Ground	238.41	2,566
Mezzanine	124.89	1,344
<b>Total</b>	<b>363.30</b>	<b>3,911</b>

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C.



Subjects for sale outlined in red



# Property Details

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £9,200 per annum. The unit may qualify for up to 100% rates relief depending on tenant status. Further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## SALE TERMS:

Offers over £165,000 exclusive are invited for the benefit of our client's heritable interest.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

We have been informed that the subjects are not VAT elected.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Lois Paterson

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**DM HALL**



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**RICS**<sup>®</sup>

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