



## Fife Food & Business Centre

**TO LET** Modern Industrial Unit  
2,070 sq.ft (192 sq.m)

Unit 31 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

- High eaves height of 6m rising to 8m
- Well established industrial location
- Potential for 100% rates relief

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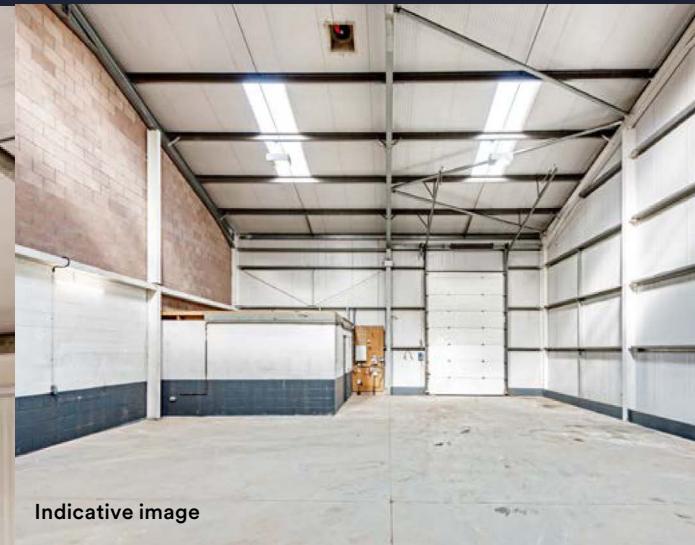




Unit 31 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU



Indicative image



Indicative image





# Unit 31 Faraday Road, Southfield Industrial Estate, Glenrothes, Scotland, KY6 2RU

## Areas (Approx. Gross Internal)

Unit 31	2,070 sq.ft	(192 sq.m)
<b>TOTAL</b>	<b>2,070 sq.ft</b>	<b>(192 sq.m)</b>

## Description

The premises comprise two terraces of modern industrial/business units of steel portal frame construction which benefit from the following specification:

- High eaves height of 6m rising to 8m
- Translucent roof panels
- Sodium lighting
- Vehicular access via a roller shutter door
- 3 phase electricity supply
- Office facilities (Unit 30 only)

## Rent

£17,595 pa plus VAT

## Business Rates

We are advised by the local Assessor the property currently has a Rateable Value of £11,100. The incoming tenant may benefit from relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

## 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

B 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 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.

Fife Food & Business Centre is situated on the east side of the estate and is accessed from Faraday Road. Neighbouring occupiers include Pitreavie Packaging, Fife Fabrications, QPE, Proclad, National Oilwell Varco, East Coast Refrigeration, Fife Medical Group and W McMillan Foods.

## Viewing

Strictly via prior appointment with the appointed agents:

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

**Cameron Whyte**  
07789 003 148  
cameron.whyte@ryden.co.uk

**ara**  
Andrew Reilly Associates  
**0131 229 9885**

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