

AVAILABLE
IMMEDIATELY
TO LET / MAY SELL

TO LET Industrial/Warehouse Unit
2,893 sq.ft (269 sq.m)

4 Crompton Road, Southfield Industrial Estate, Glenrothes, Fife, KY6 2SF

- Designated Yard and Car Parking
- Well Established Industrial Location

LCP.
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**01384
400123**

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4 Crompton Road, Southfield Industrial Estate, Glenrothes, Fife, KY6 2SF

Areas (Approx. Gross Internal)		
Total	2,893 sq.ft	(269 sq.m)

Description:
The premises comprise a semi-detached 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 door
- Gas fuelled hot air blower
- 3 phase electricity supply
- Offices with natural daylight
- Male & female WC facilities
- Kitchen

Rent
POA

Business Rates
Rateable Value £15,100 per annum
Rates Payable £7,400 per annum

Service Charge
A service charge will be levied for the maintenance of common areas.

Insurance
The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Further information available upon request.

Planning
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. E class use permitted.

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. Crompton Road is situated in the south side of the estate and leads directly to the junction on to Kinglassie Road (B921). Neighbouring occupiers include Pipemore, Air Compressor Services, Phoenix Precision, KSW Engineering, Micronas Ltd and William Tracey Group.



Viewing
Strictly via prior appointment with the appointed agents

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