



# TO LET

Industrial Unit with Dedicated Yard

**2,893** sq.ft (269 sq.m)

Unit 6 Crompton Road, Southfield Industrial Estate, Glenrothes, KY6 2SF

- Dedicated Yard/Car Parking
- Well Established Industrial Location

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LCP UK

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**Unit 6** Crompton Road, Southfield Industrial Estate, Glenrothes, KY6 2SF



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Areas (Approx. Gross Internal)

Total	2,893 sq.ft	(269 sq.m)
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## 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 glazed frontage
- Male & female WC facilities
- Kitchen

Rent  
POA

## Rates

Rateable Value £10,800  
Rates Payable £5,292

An occupier may be eligible for 25% rates relief via the Small Business Rates Relief scheme.

## VAT

All prices are quoted exclusive of VAT.

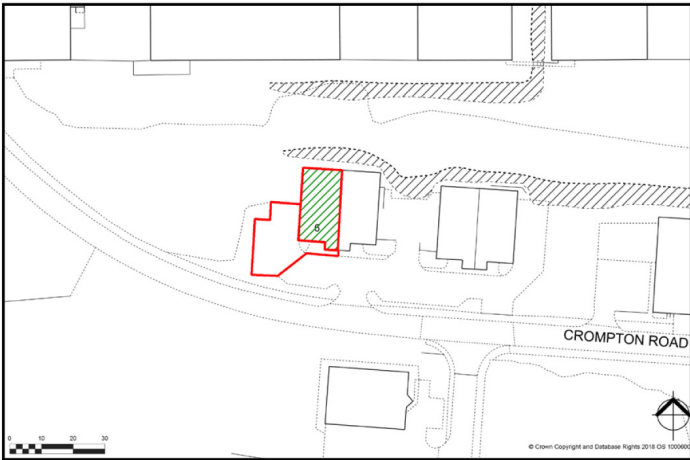
## Energy Performance

The property has a 'E' rating. Further information available upon request.

## Location - KY6 2SF

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 CoorsTek, Pipemore, Air Compressor Services, Phoenix Precision, KSW Engineering, Micronas Ltd and William Tracey Group.



Indicative Demise



## Viewing

Strictly via prior appointment with the appointed agents

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

**Cameron Whyte**  
07789 003 148  
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0131 229 9885

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