

To Let / For Sale

**INDUSTRIAL UNIT WITH
SECURE YARD AND PARKING**



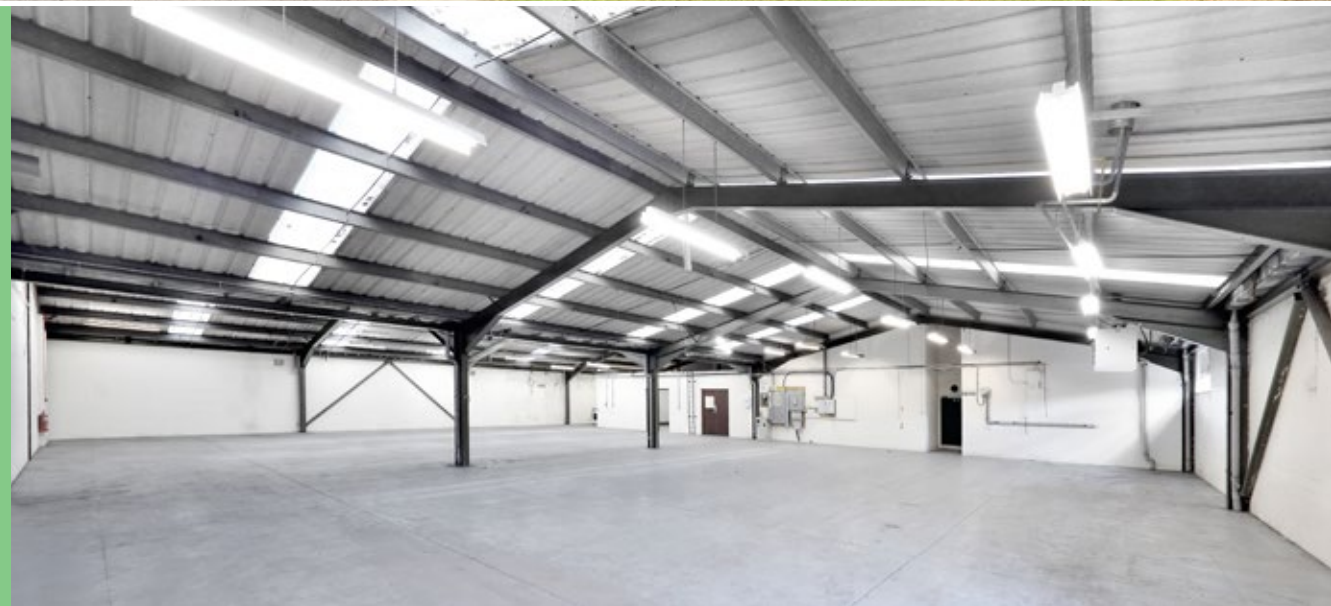
38 CAVENDISH WAY
SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SB

899 SQ M (9,679 SQ FT)

SECURE YARD

POTENTIAL FOR SMALL BUSINESS RATES RELIEF

WELL ESTABLISHED INDUSTRIAL LOCATION



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.

Cavendish Way is situated on the west side of the estate and is accessed from Crompton Road. Neighbouring occupiers include CoorsTek, APC Overnight, Reel Service, Dusal, Keela International and The William Tracey Group.

SPECIFICATION

The premises comprise a detached industrial unit of steel portal frame construction which benefits from the following specification:

- Minimum eaves height of 2.8m rising to 4.7m at the apex
- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via a concertina loading door
- Gas fuelled hot air blowers
- 3 phase electricity supply
- Office accommodation
- Male & female WC facilities

ACCOMMODATION

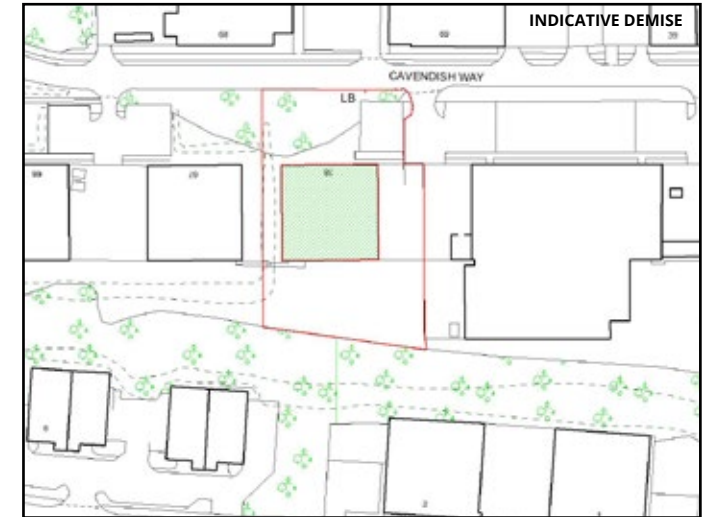
We have measured the property in accordance with the Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 899 Sq m (9,679 Sq ft).

BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £16,700 resulting in Rates Payable (2018/2019) of approximately £8,000 per annum. An occupier may be eligible for 25% rates relief via the Small Business Rates Relief scheme.

TERMS

The premises are available on a new lease for a period to be agreed. Alternatively, our client may consider a sale of their interest in the subjects and offers are invited.



VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an 'E' rating.

FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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