



TO LET

**Unit 8 Woodgate Way North, Eastfield Industrial Estate
Glenrothes Fife KY7 4PE**

Well located workshop/warehouse premises

GIA of approx. 377 sq. (4058 sq.ft)

Ample on site parking and shared yard

Nearby occupiers include Howdens, Salvation Army & Rennie Engineering

Offers of £13,700 per annum exclusive invited

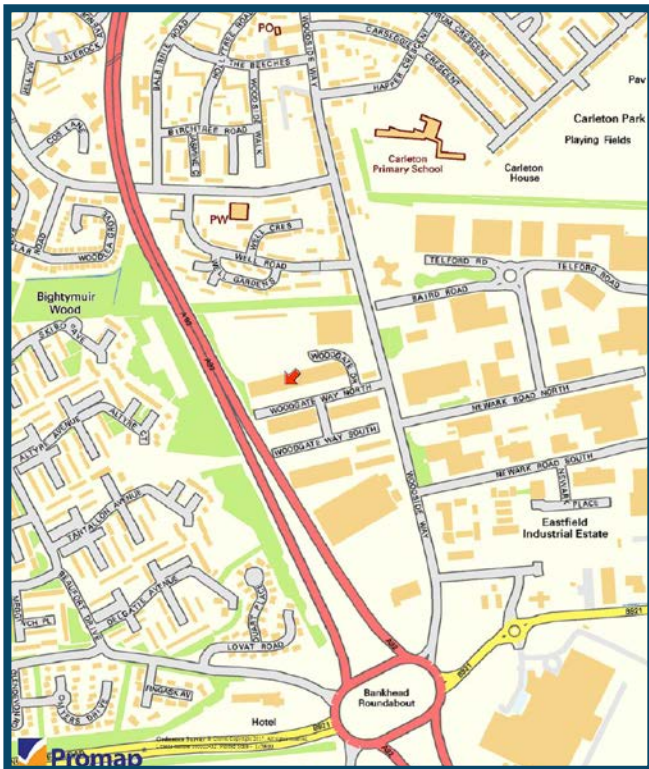
LOCATION:

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

Eastfield Industrial Estate lies on the south-eastern corner of Glenrothes, conveniently placed for the main A92 dual carriageway link between Kirkcaldy and Dundee, into the main Bankhead roundabout traffic interchange. The western end of nearby Newark Road South has seen the creation of a good quality business park, with a range of mixed and high value uses.

The subjects lie on Woodgate Way North opposite its junction with Woodgate Way South, to the eastern side of Eastfield Industrial Estate. Woodgate Way North is accessed via the main Woodside Way road route with this providing the main thoroughfare through the entire industrial estate.

The location of the property is shown on the undernoted plan.

**DESCRIPTION:**

The subjects comprise an industrial warehouse/workshop premises contained within a single store, mid-terraced building, contained under a pitched roof of profile metal sheeting. The property benefits from roller entrance doors and a pedestrian pass door.

Internally, the subjects are arranged as a single unit with the workshop/warehouse space currently interconnected. Consideration will be given to sub division dependent upon the terms agreed.

Internally, it provide primarily open plan warehouse/workshop space and incorporates a staff toilet facility to the front. The eaves height of the building is approximately 4.7m.

Access to the subjects is provided via a timber pedestrian pass door and electric up-and-over vehicle shutter.

ACCOMMODATION:

We would calculate that the subjects extend to the following gross internal areas:

Unit 8 - 377 sq.m (4058 sq.ft)

The above mentioned sizes have been calculated for agency purposes only and should be used for no other purpose.

RENTAL:

Offers of £13,700 per annum exclusive

LEASE TERMS:

The tenancy will be based on an IRI annual license.

EPC:

A copy of the EPC can be made available on request.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

ENTRY:

By agreement.

ASSESSMENT:

Having regard to the Scottish Assessor's website (www.saa.gov.uk) we note that the subjects are entered in the current Valuation Roll at Rateable Values:-

Unit 8 - £11,500

The Small Business Bonus and Fresh Start schemes may be available. Further enquiries should be directed to Fife Council.

VIEWINGS:

Strictly through appointment with the sole Marketing Agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

ENQUIRIES:

All enquiries should be made to this office:

D M Hall
13 Wemyssfield
Kirkcaldy
KY1 1XN

01592 598200

Leigh.nisbet@dmhall.co.uk
fifeagency@dmhall.co.uk

You are advised to note your interest to the office to enable us to advise you in the event of a closing date being set.

REFERENCE:

ESA1957

DATE OF PUBLICATION:

September 2019

IMPORTANT NOTE

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