

BUKO INDUSTRIAL ESTATE

ASHLEY ROAD, GLENROTHES

FIFE KY6 2SE



UNIT 11 TO LET/FOR SALE

AVAILABLE NOW

4,432 SQ M (47,610 SQ FT)



4.6M ACCESS HEADROOM TO INTERNAL LOADING YARD

24HR CCTV & ON SITE MANAGER



INTERNAL DOCK LEVELER

EXISTING TENANTS INCLUDE:

Textile Care Supplies Ltd, M H Engineering (Fife) Ltd and Pitreavie Group Ltd.

www.bukobusinesscentre.com

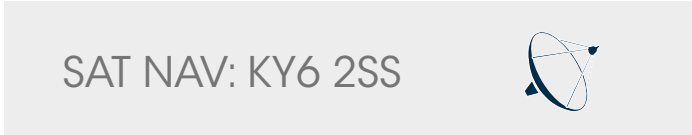
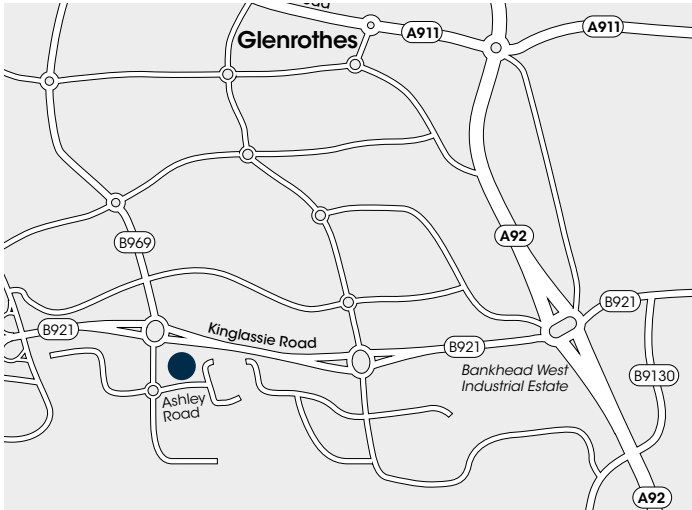
Location

BUKO Industrial Estate is well located on the south side of Glenrothes with direct dual carriageway access to the Bankhead roundabout, less than 5 minutes' drive to the east. The roundabout provides direct access to the main A92, Dunfermline, Kirkcaldy, St Andrews and Dundee roads.

The unit is situated on the south side of Buko Business Centre and is accessed directly from Ashley Road via an electrically operated security gate.

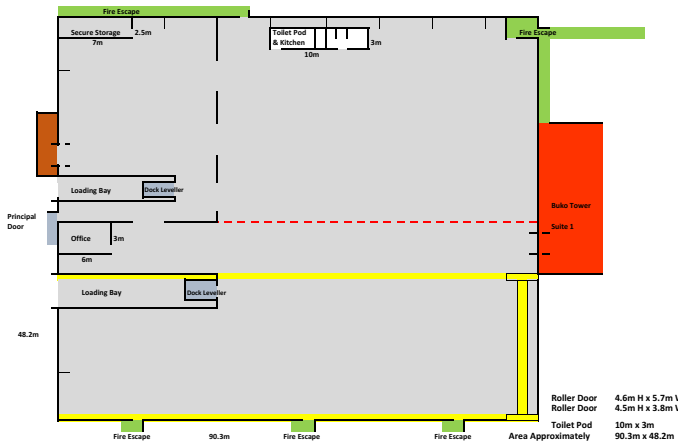
Travel times from the property are approximately as follows:

Glenrothes Town Centre	5 minutes
Kirkcaldy	10 minutes
Dunfermline	20 minutes
Dalgety Bay/Rosyth	20 minutes
Forth Road Bridge	25 minutes
Edinburgh	40 minutes
Aberdeen	1 hr 40 minutes
Glasgow	1 hr 30 minutes



Accommodation

We estimate the gross internal area of the unit to be 4,423 sq m (47,610 sq ft).



Description

The Unit is of steel frame and brick construction with insulated roof cladding inset with translucent panels. The unit has a 400 amp three phase electricity supply, comprehensive overhead lighting and a gas supply is also available. The unit has a small staff welfare pod, comprising office, kitchen, and toilet facilities.

If required adjacent office accommodation extending to between 2,245 sq ft and 4,763 sq ft could be made available in Buko Tower by direct access through the rear wall of the Unit.

The Unit has two recessed dock levellers enabling loading / unloading of HGVs internally.

The property benefits from its own external service area within a common yard secured by electrically operated gates.

There are three roller doors with dimensions as follows:

	Height	Width
Door 1	3 metres	2.5 metres
Door 2	4.5 metres	3.8 metres
Door 3	4.6 metres	5.7 metres

All vehicle access doors are electrically operated.

BUKO Business Centre has an on-site property manager and the centre operates a controlled access and CCTV surveillance system 24/7.

Rateable Value

We have been informed that the rateable value for the property is as follows: Unit 11: £86,000

Lease Terms

The unit is available to lease for a period to be agreed, at a rent of £95,000 per annum +VAT plus an estate service charge. Alternatively the property is available for sale at a price of £495,000 +VAT.

EPC

The unit has an EPC rating of D

Viewing & Further Information

Lambert Smith Hampton

33 Castle Street
Edinburgh EH2 3DN

Ian Davidson

idavidson@lsh.co.uk

**Lambert
Smith
Hampton**
0131 226 0333
www.lsh.co.uk

DM Hall

27 Canmore Street
Dunfermline KY12 7NU

Leigh Nisbet

leigh.nisbet@dmhall.co.uk

DM HALL
CHARTERED SURVEYORS
01592 598 200
www.dmhall.co.uk

Prospect Estates

Prospect Court, 2 Courthouse Street,
Otley, West Yorkshire, LS21 1AQ
Tel: 01943 850111

Simon Currass

simon.currass@prospectestates.com

