

BUKO INDUSTRIAL ESTATE

ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE



UNIT 4 TO LET/FOR SALE

AVAILABLE NOW

1,276 SQ M (13,736 SQ FT)



5.2M EAVES HEIGHT

24HR CCTV & ON SITE MANAGER



EXISTING TENANTS INCLUDE:

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

www.bukobusinesscentre.com

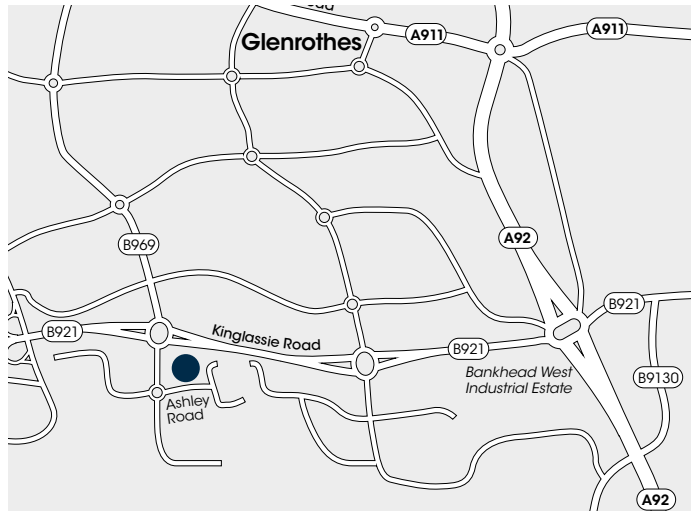
Location

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 north side of Buko Business Centre and is accessed directly from Ashley Road.

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



SAT NAV: KY6 2SS



Description

This subjects provide good quality production or storage accommodation that has been recently refurbished.

The property has the benefit of translucent roof panels that provide a good level of natural light, supplemented internally by sodium fittings. Heating is provided by way of a gas fired air blower.

The minimum eaves height of this property is 5.2m and the ridge height 5.8m. The vehicle access door has a height of 3.2m and a width of 4.09m.

The property has the benefit of a substantial electricity supply, the details of which are available on request.

The property has office/kitchen and toilet accommodation which has electric heating and fluorescent strip lighting.

Car parking is provided to the west of the unit and there is ample access for service vehicles.

Buko Business Centre benefits from having an on-site estates manager and a comprehensive 24hr CCTV system for additional security purposes.

An area of land opposite the unit may be available to form a dedicated yard area by negotiation.

Accommodation

We estimate the gross internal area of the unit to be 1,276 sq m (13,736 sq ft).

Lease Terms

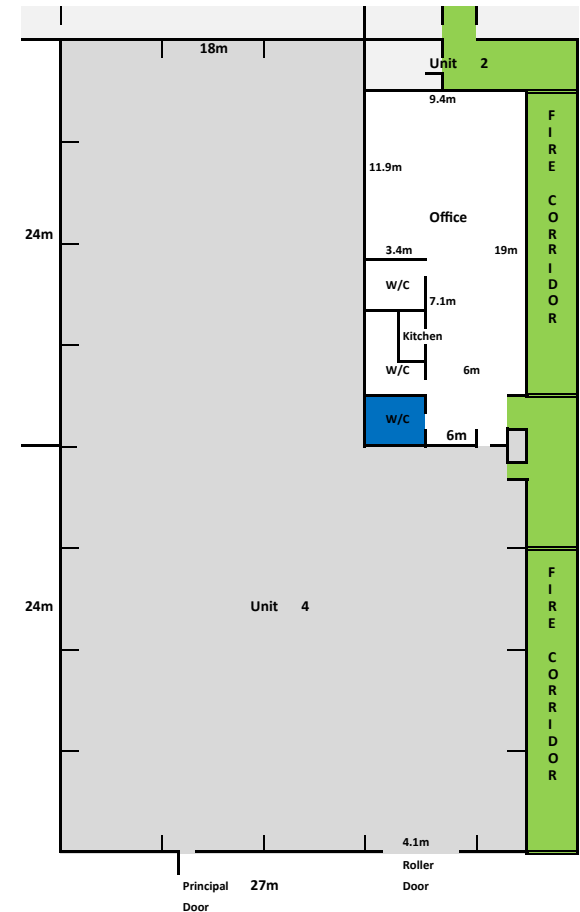
The unit is available to lease for a period to be agreed, at a rent of £35,000 per annum +VAT and the estate service charge. Alternatively the property is available for sale at a price of £235,000 +VAT.

Rateable Value

The current rateable value for the property is £28,000.

EPC

The unit has an EPC rating of F.



Viewing & Further Information

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