

DM HALL

For Sale/
To Let

Industrial

19 & 20 Woodgate Way
South,
Eastfield Industrial Estate,
Glenrothes, Fife
KY7 4PF



1,522 SQ M
3,092 SQ FT

Property Details

- Part income producing industrial investment
- Well located workshop/warehouse units
- On-site parking available
- Unit 19 is let and offers in excess of £135,000 plus VAT invited
- Unit 20 is available to lease at £12,500 plus VAT or to purchase with offers in excess of £125,000 plus VAT invited

LOCATION:

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

Eastfield Industrial Estate lies on the south-eastern corner of Glenrothes, approximately 1 minute's drive from the Bankhead Roundabout that provides direct access to the A92 and in turn the M90, linking to Dunfermline, Kirkcaldy and Dundee.

The subjects lie on the southern edge of Eastfield Industrial Estate. Woodgate Way South is accessed via Woodside Way, the main road through the estate. Nearby occupiers include Howdens, D&G Autocare and The Paint Shed.

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



Property Details

DESCRIPTION:

The subjects comprise 2 adjoining steel framed industrial units finished to the following specification:

- Profiled metal sheet roof incorporating approximately 10% translucent light panels
- Fluorescent tube lighting
- 3 phase power supply
- Gas fired hot air blower to warehouse
- Sectional loading door to each unit measuring approximately 3.23m wide x 3.02m high
- Office accommodation
- Staff WC
- Maximum eaves height approximately 3.92 metres
- Communal loading yard and parking

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a net internal basis and is as follows

UNIT	SQ M	SQ FT
Unit 19	141	1,522
Unit 20	146	1,570

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D.

NON-DOMESTIC RATES:

According to the Scottish Assessor's Association website, each unit has a Rateable Value of £7,400 effective from 1st April 2026. It should be noted that the units individually may be eligible for up to 100% rates relief under the Small Business Bonus Scheme. Further information is available at www.saa.gov.uk

LEASE TERMS:

Unit 20 is available to lease on full repairing and insuring terms at a rent of £12,500 per annum.



Property Details

SALE TERMS:

Unit 19 was taken on an initial lease in July 2022 that has continued on an annual basis at a rent of £12,500 per annum. Our client is seeking offers in excess of £135,000 plus VAT for the benefit of their interest in the subjects. Unit 20 is currently vacant and offers in excess of £125,000 plus VAT are sought.

The subjects are held on a ground lease expiring on 27th August 2114 at an annual rent of £100 per annum plus VAT. Further details and a copy of the lease document are available on request.

SERVICE CHARGE:

A service charge will be applicable. Further details can be obtained from the letting agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

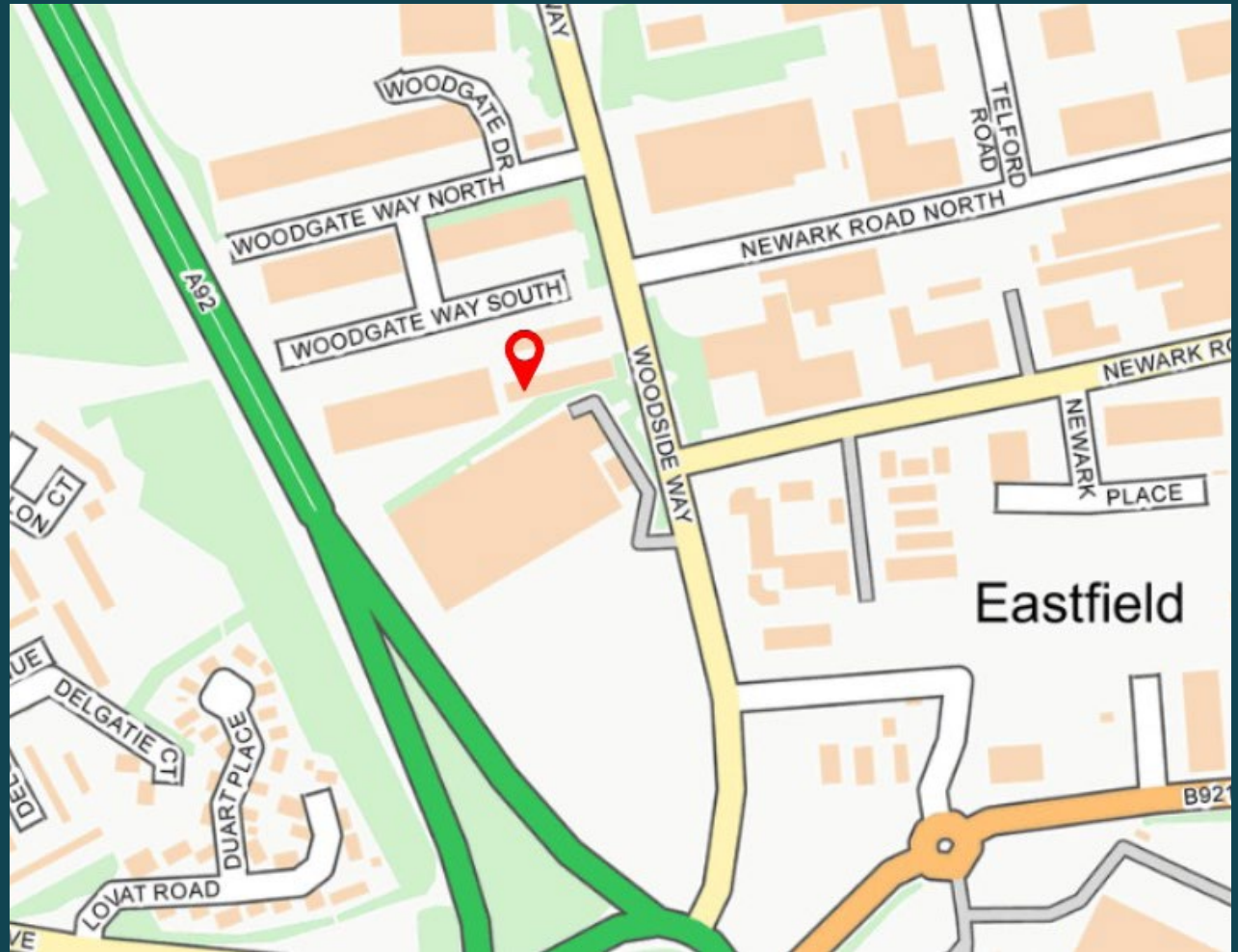
All prices quoted are exclusive of VAT which is charged.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents Justin Akugbo and Ian Davidson at DM Hall:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

