DM HALL

TO LET/ MAY SELL



Industrial

35 Cavendish Way
Southfield Industrial Estate
Glenrothes
KY6 2SB

998.1 SQ M
10,743 SQ FT

Property Details

- Newly refurbished unit
- Office accommodation and tea prep facilities
- Large loading yard
- 16 dedicated car spaces

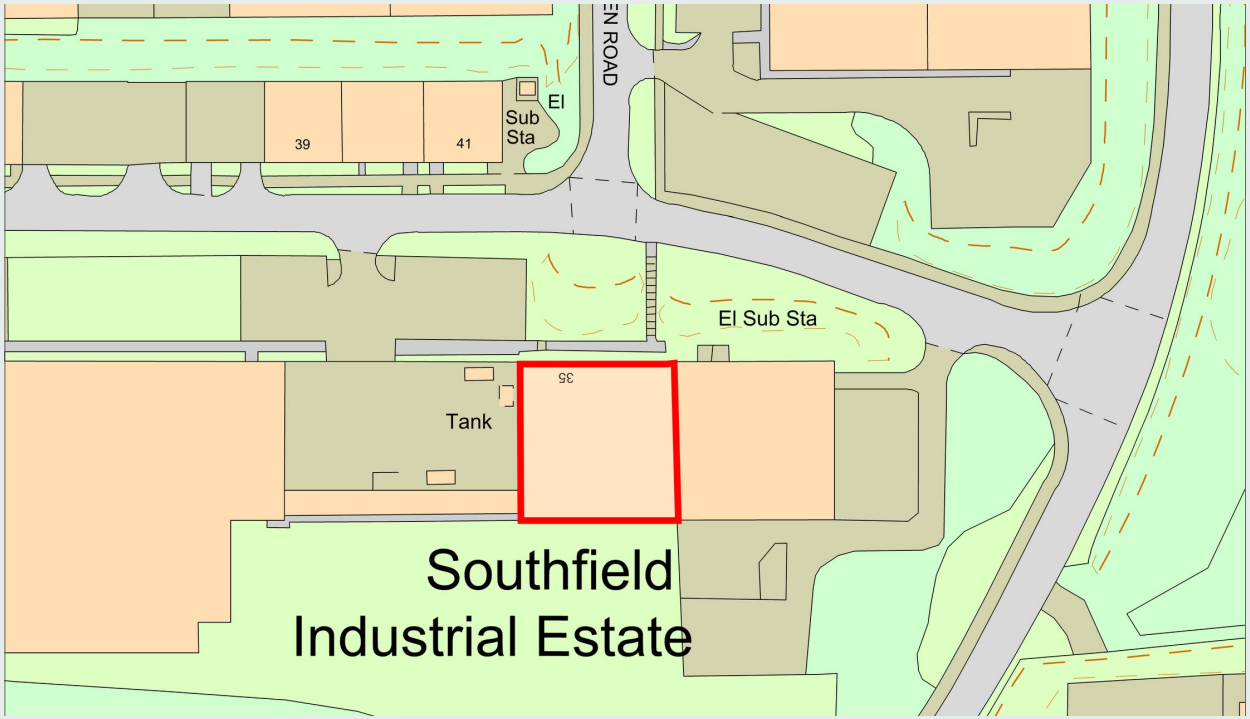
LOCATION:

Glenrothes is one of Scotland's five original 'new towns' with a population of around 39,000 (2011 Census). Southfield Industrial Estate is located on the southern edge of Glenrothes and benefits from having dual carriageway access to the Bankhead roundabout, less than 5 minutes' drive to the east. The roundabout provides direct access to the A92 and in turn the M90 providing easy connectivity to Dunfermline, Kirkcaldy, St Andrews and Dundee. The subject property is situated on the south side of Cavendish Way, close to its junction with Crompton Road. Nearby occupiers include Quantum Group NI and Modern Standard Coffee Ltd.

Travel times from the property are approximately as follows:

Glenrothes Town Centre	5 Minutes
Kirkcaldy	10 Minutes
Dunfermilne	20 Minutes
Dalgety Bay/Rosyth	20 Minutes
Forth Road Bridge	25 Minutes
Edinburgh	40 Minutes
Adberdeen	1 hr 40 Minutes
Glasgow	1 hr 30 Minutes





DESCRIPTION:

The subjects comprise an industrial unit of steel portal framed construction with a concrete floor and a combination of brick and block walls that are rendered externally. The unit benefits from having office accommodation, male and female toilet facilities, a 3 phase power supply and a minimum eaves height of 2.75m rising to 4.71m at the apex. Externally there is a large shared loading yard supplemented by a parking area with approximately 16 spaces for the exclusive use of the occupier of Unit 35.

ACCOMMODATION:

The building has been measured in accordance with the RICS Code of Measuring Practice and the following Gross Internal Area has been calculated: 998.1 SQ M (10,743 SQ FT).

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease for a period to be agreed at an annual rent of £35,000 plus VAT per annum.

RATEABLE VALUE:

According to the Scottish Assessor's Association website the subjects will have a Rateable Value of £36,700 effective from 1st April 2026. Further information on rates payments is available at www.saa.gov.uk

VAT:

VAT will be payable on the rent.

VIEWING:

Strictly by appointment through the sole marketing agents.





Property Details

ENERGY PERFORMANCE:

The property has an EPC ratting of E. A copy of the Energy Performance Certificate for the subjects is available upon request.



Ordnance Survey Crown Copyright 2022. All rights reserved.

Make an enquiry

Ian Davidson
Justin Akugbo

centralagency@dmhall.co.uk

DM Hall Agency Department
17 Corstorphine Road
Murrayburgh House, Edinburgh, EH12 6DD

0131 624 6130

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 relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

DM HALL

Regulated by RICS®