DM HALL

TO LET



Industrial

Unit 5, Buko Industral Estate, Ashley Road, Glenrothes, KY6 2SE

717 SQ M
7,718 SQ FT

Property Details

- Office accommodation
- Electrically operated roller shutter door
- 3 Phase power supply
- Electronically controlled estate access
- CCTV surveillance of park

LOCATION:
Buko Industrial Estate is situated within the Southfield industrial area and is located on the south side of Glenrothes that benefits from dual carriageway access to the Bankhead roundabout, less than 5 minutes' drive to the east. The roundabout links to the main A92 and in turn the M90, providing connectivity to Edinburgh, Dunfermline, Kirkcaldy, St Andrews and Dundee. The unit is situated on the north side of Buko Industrial Estate and is accessed directly from Ashley Road.

Nearby occupiers include ACF Cleaning Ltd, The Single Cask Ltd, Kingdom Timber Engineering Limited and WH Malcolm.

DESCRIPTION:
The subjects comprise a mid terraced warehouse facility benefitting from the following specification:

- Office accommodation
- Toilet facilities
- Tea preparation area
- Electrically operated roller shutter loading door
- 3 phase power supply
- Electronically controlled estate access
- On site CCTV
- Generous communal car park within the estate

ACCOMMODATION:
The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated.

LEASE TERMS:
The subjects are available on a new full repairing and insuring lease at a rent of £27,000 plus VAT per annum for a period to be agreed.









Property Details

RATEABLE VALUE:
According to the Scottish Assessors' Association website, the subjects have a rateable value of £27,800 resulting in an estimated rates payable sum of £13,844 per annum.

SERVICE CHARGE:
There is a service charge to cover the maintenance of the common parts of the estate. Further details are available on request from the letting agent.

VAT:
The rent and all other outgoings under the lease will be subject to VAT at the prevailing rate.

LEGAL COSTS:
Each party will be responsible for their own legal costs involved in any transaction.

ENERGY PERFORMANCE:
The property has an EPC rating of D (54). A copy of the Energy Performance Certificate is available on request.

OFFERS/FURTHER INFORMATION:
All offers should be submitted in strict Scottish legal format to the following office.

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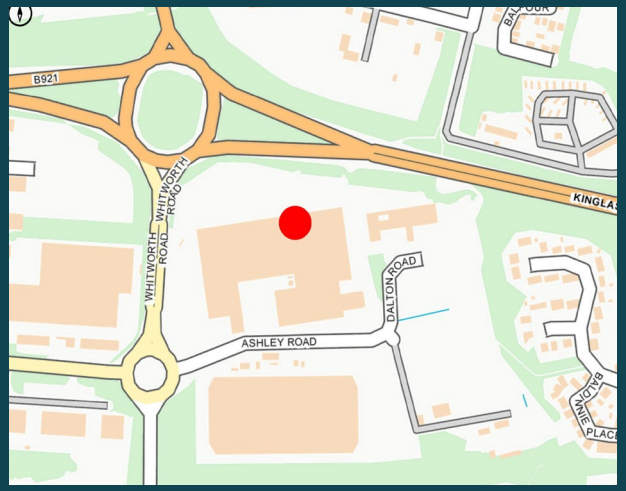

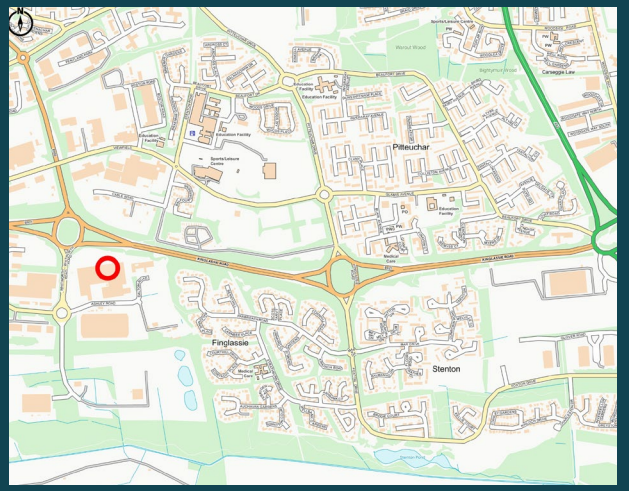



Make an enquiry

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PROPERTY REF: ESA3855

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