

BUKO INDUSTRIAL ESTATE

ASHLEY ROAD, GLENROTHES

FIFE KY6 2SE



UNIT 8 TO LET/MAY SELL

AVAILABLE NOW

1,443 SQ M (15,532 SQ FT)



4.6M ACCESS HEADROOM TO INTERNAL LOADING YARD

24HR CCTV & ON SITE MANAGER



EXISTING TENANTS INCLUDE:

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

www.bukobusinesscentre.com

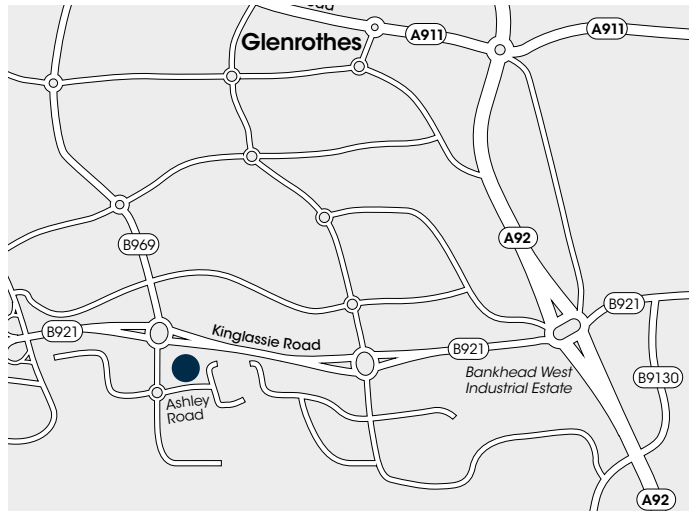
Location

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.

This unit is situated on the east side of BUKO Industrial Estate and is accessed from Dalton Road (to the east of BUKO Tower).

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

The property comprises a good quality storage / light production unit which has the benefit of a secure and covered HGV loading area with 4.6m access headroom, shared with the occupants of Units 7 and 9.

The property is of steel portal frame construction with an insulated roof covering which is inset with translucent panels providing a good level of natural light. The property benefits from having gas and 3 phase power supplies available and has staff welfare facilities comprising toilet, kitchen and office accommodation.

The eaves height is 5.2m and the apex is 5.8m.

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

The vehicle access door has a height of 3.2 metres and a width of 4.1 metres.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practices (6th edition) and the following gross internal area has been calculated:

1,443 sq m (15,532 sq ft).

Rateable Value

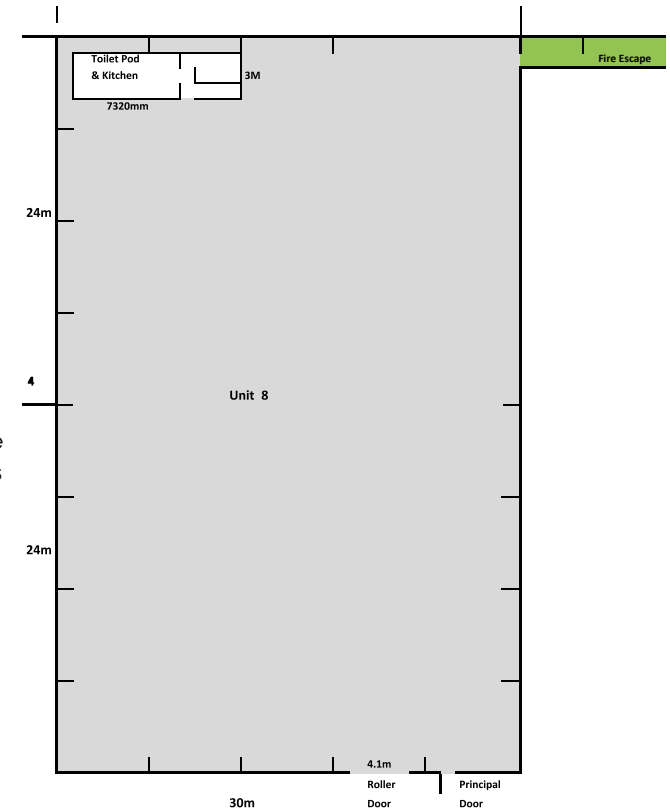
We have been informed that the rateable value for the property is as follows: Unit 8: £30,200

Lease Terms

The unit is available to lease for a period to be agreed, at a rent of £39,000 per annum +VAT plus an estate service charge. Alternatively the property is available for sale at a price of £265,000 +VAT.

EPC

The unit has an EPC rating of C.



Viewing & Further Information

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