

To Let

# INDUSTRIAL UNIT WITH YARD SPACE

ON THE INSTRUCTIONS OF

**LCP**

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11B FARADAY ROAD  
SOUTHFIELD INDUSTRIAL ESTATE  
GLENROTHES, KY6 2SF

465 SQ M (5,000 SQ FT)

BENEFITS FROM YARD / CAR PARKING TO THE REAR

WELL ESTABLISHED INDUSTRIAL LOCATION

POTENTIAL FOR RATES RELIEF



INDICATIVE YARD / CAR PARKING TO THE REAR

## LOCATION

The subject premises are located within the well-established Southfield Industrial Estate. The estate is approximately 1.5 miles south west of Glenrothes town centre and offers convenient access to the A92 trunk road which connects Glenrothes to the M90 Motorway, Dundee and beyond.

Faraday Road is one of the main estate roads leading directly to the Whitworth roundabout. Neighbouring occupiers include Fife Fabrications, Proclad Induction Bending, Flexibles UK, Plastech Mouldings, Daqua, William Tracey Group and The Pitreavie Group.

## SPECIFICATION

The premises comprise a mid terraced industrial unit of steel portal frame construction which benefits from the following specification:

- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via industrial roller shutter doors
- 3 phase electricity supply
- Offices with glazed frontage

## ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 465 sq m (5,000 sq ft).

## BUSINESS RATES

We are advised by the local Assessor that Unit 11B has a Rateable Value of £14,000 which results in rates payable (2024/25) of approximately £6,972 per annum.

There is potential for 50% relief on rates payable. Interested parties are advised to make their own enquiries as to the rates payable and any rates relief.

## TERMS

The premises are available on a new lease for a period to be agreed and quoting rent of £25,000 per annum plus VAT. Please contact the letting agents for further details.



## VAT

All prices are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property has a 'D' rating.

## FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

**Cameron Whyte**  
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