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To Let

INDUSTRIAL UNIT  
WITH SECURE YARD

59 NASMYTH ROAD  
SOUTHFIELD INDUSTRIAL ESTATE  
GLENROTHES, KY6 2SD

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896 SQ M (9,649 SQ FT)

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SUITABLE FOR A VARIETY OF USES

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GENEROUS YARD AND PARKING PROVISION

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WELL ESTABLISHED INDUSTRIAL LOCATION

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EXCELLENT NATURAL  
DAYLIGHT

## 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.

Nasmyth Road is situated on the west side of the estate and is accessed from Crompton Road. Neighbouring occupiers include APC Overnight, Kingdom Housing Association, Dusal, Modern Standard Coffee, Keela International and The William Tracey Group.



## REFURBISHMENT

The premises comprise an end terrace industrial unit of steel portal frame construction which benefits from the following specification:

- Minimum eaves height of 3.9m rising to 5.7m at the apex
- Translucent roof panels
- Fluorescent strip lighting
- Vehicular access via an electric roller shutter door
- Gas fuelled hot air blowers
- 3 phase electricity supply
- Offices
- Male & female WC facilities
- Kitchen

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 896 Sq m (9,649 Sq ft).

## BUSINESS RATES

We are advised by the local Assessor the property currently has a total Rateable Value of £33,100 resulting in Rates Payable (2025/26) of approximately £16,480 per annum.

## TERMS

The premises are available on a new lease for a period to be agreed and rent of £48,250 per annum. Further information is available from the letting agents.

## VAT

All prices are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

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## FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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