

# OFFICE

# TO LET



- **STORAGE/WAREHOUSE SPACE WITH OFFICES**
- **1,489 SQ M (16,024 SQ FT)**
- **IMMEDIATE ENTRY**

**31 RUTHERFORD ROAD, SOUTHFIELD INDUSTRIAL ESTATE  
GLENROTHES, KY6 2AH**



## Location

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife.

The subject premises are located within Southfield Industrial Estate, one of the most well-established commercial areas within the town. The estate is approximately 1.5 miles southwest of Glenrothes town centre and offers convenient access to the A92 trunk road which connects Glenrothes to Dundee and the M90 Motorway at Dunfermline.

Rutherford Road links the east and west sections of the estate, with occupiers including Fife Fabrications, Merlin Travel, Eurospray and XYZ Engineering.

## Description

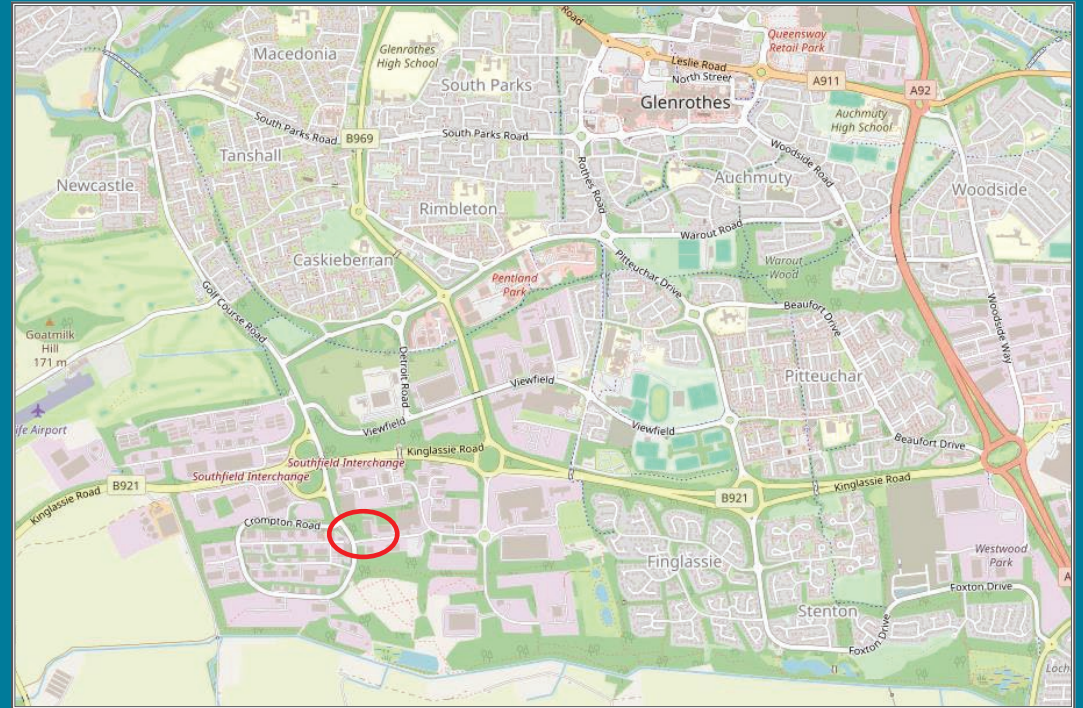
The unit can be subdivided to provide storage/warehouse space with concrete flooring, 3.5m eaves and strip florescent lighting. Ground level loading access is provided via an electrically operated roller shutter door.

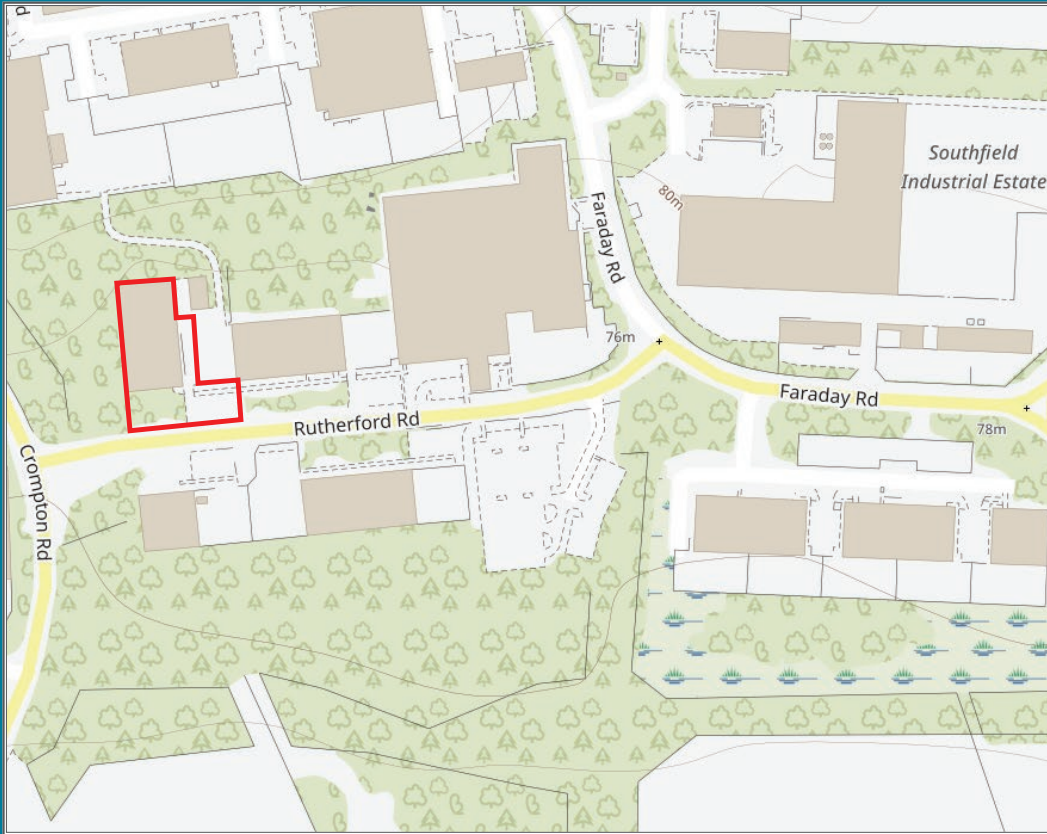
The accommodation incorporates 3 office suites and occupiers will have shared access to kitchen/tea prep area and WC facilities.

## Accommodation

The unit has been measured in line with RICS Property Measurement (2nd Edition) and provides the following gross internal area:

|           | Sq M     | Sq Ft  |
|-----------|----------|--------|
| Warehouse | 1,416.29 | 15,245 |
| Offices   | 72.38    | 779    |
| Total     | 1,488.67 | 16,024 |





## Lease Terms

The accommodation is available to let on a full repairing basis and flexible terms are available. Contact the sole letting agents for details.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Rateable Value

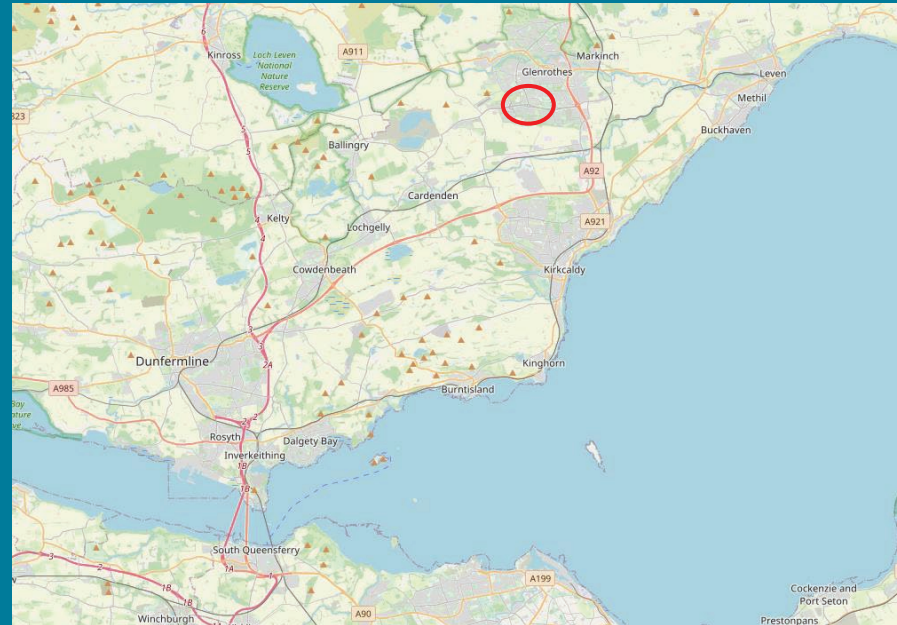
The unit will require to be reassessed for rating purposes.

## Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

## Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



## Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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