

FOR SALE/ TO LET

Substantial warehouse and distribution facility on a site of around 6 acres.

Excellent access to road network.

Part income producing

Gross Area – 10,219 sq.m (110,000 sq.ft)

Sub-division possible with rents from £4psf

Offers in the region of £2.75M



VIDEO TOUR



WHAT 3 WORDS

MITCHELL BUILDING, WOODSIDE WAY, GLENROTHES, KY7 4ND

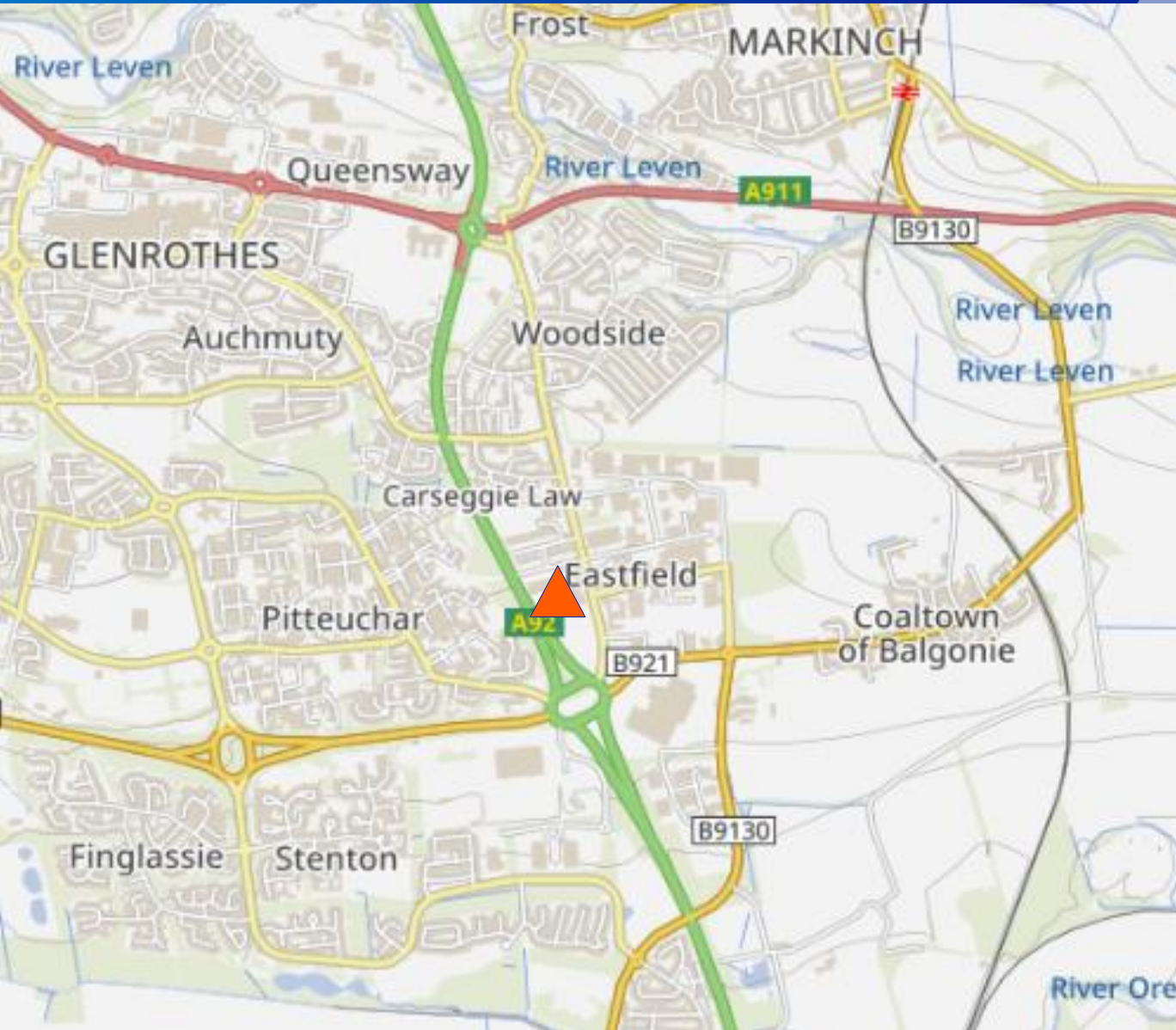
CONTACT: Jonathan Reid | j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

MITCHELL BUILDING, WOODSIDE WAY, GLENROTHES, KY7 4ND



LOCATION

Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife containing both Fife Council and Fife Constabulary Headquarters. It is a major industrial centre and the economy is boosted by light industry and local government jobs.

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The subjects form part of an established and well-located commercial estate occupied by a number of national companies. The location provides excellent access to the regional and national road network.

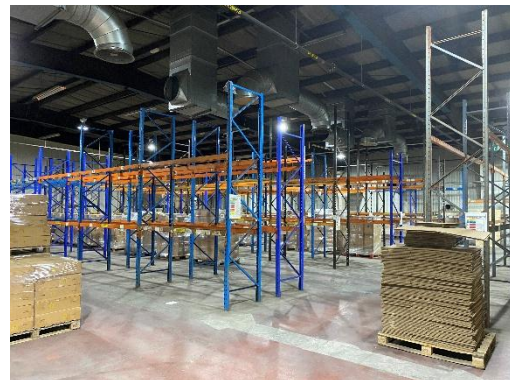
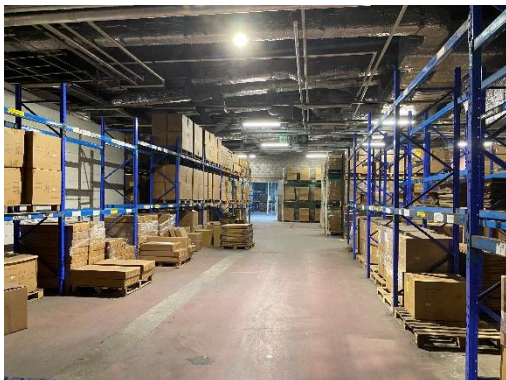


FIND ON GOOGLE MAPS



Description

MITCHELL BUILDING, WOODSIDE WAY, GLENROTHES, KY7 4ND



DESCRIPTION

The subjects comprise a substantial warehouse and distribution facility with yard on a site extending to around 6 acres.

The accommodation is of steel frame construction clad externally with profile metal sheeting and would suit a variety of uses.

The subjects have a Gross Internal Area of 10,219 sq. m. (110,000 sq. ft.).

Part of the accommodation is let, and further details can be made available on request.

The remainder of the building is currently occupied but can be made available or subdivision would be considered.



PRICE

Our client is inviting rental offers from £4.00 per sq. ft. depending upon the specific requirement.

Alternatively offers in the region of £2,750,000 will be considered for their heritable interest.

RATEABLE VALUE

Unit 1 - £193,000

Unit 2 - £62,000

Unit 3 - £18,600

Unit 4 - £12,800

Yard - £6,200

ENERGY PERFORMANCE CERTIFICATE

Available upon request

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with the sale/let of the property.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

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Shepherd Chartered Surveyors

13 Albert Square, Dundee

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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