



# TO LET

## Industrial Premises with Secure Yard and Extensive Car Parking

Building M, Telford Road, Eastfield Industrial Estate, Glenrothes, Fife, KY7 4NX

- Location – Close to Bankhead roundabout and town centre
- Size – 1,361 sq m (14,650 sq ft)
- Rent – £67,500 per annum, exclusive of VAT
- Entry – Immediate entry is available
- Yard – Secure yard and extensive car parking

## LOCATION

Eastfield Industrial Estate is one of the best located industrial estates in Glenrothes having direct access to the Bankhead Roundabout which connects the B921 with the A92 dual carriageway. Glenrothes town centre is within 5 minutes' drive and approximate travel distances further afield include the following:

Kirkcaldy	10 minutes
Dunfermline	20 minutes
Edinburgh City Centre	45 minutes
Glasgow	1 hour 15 minutes
Perth	45 minutes
Dundee	30 minutes

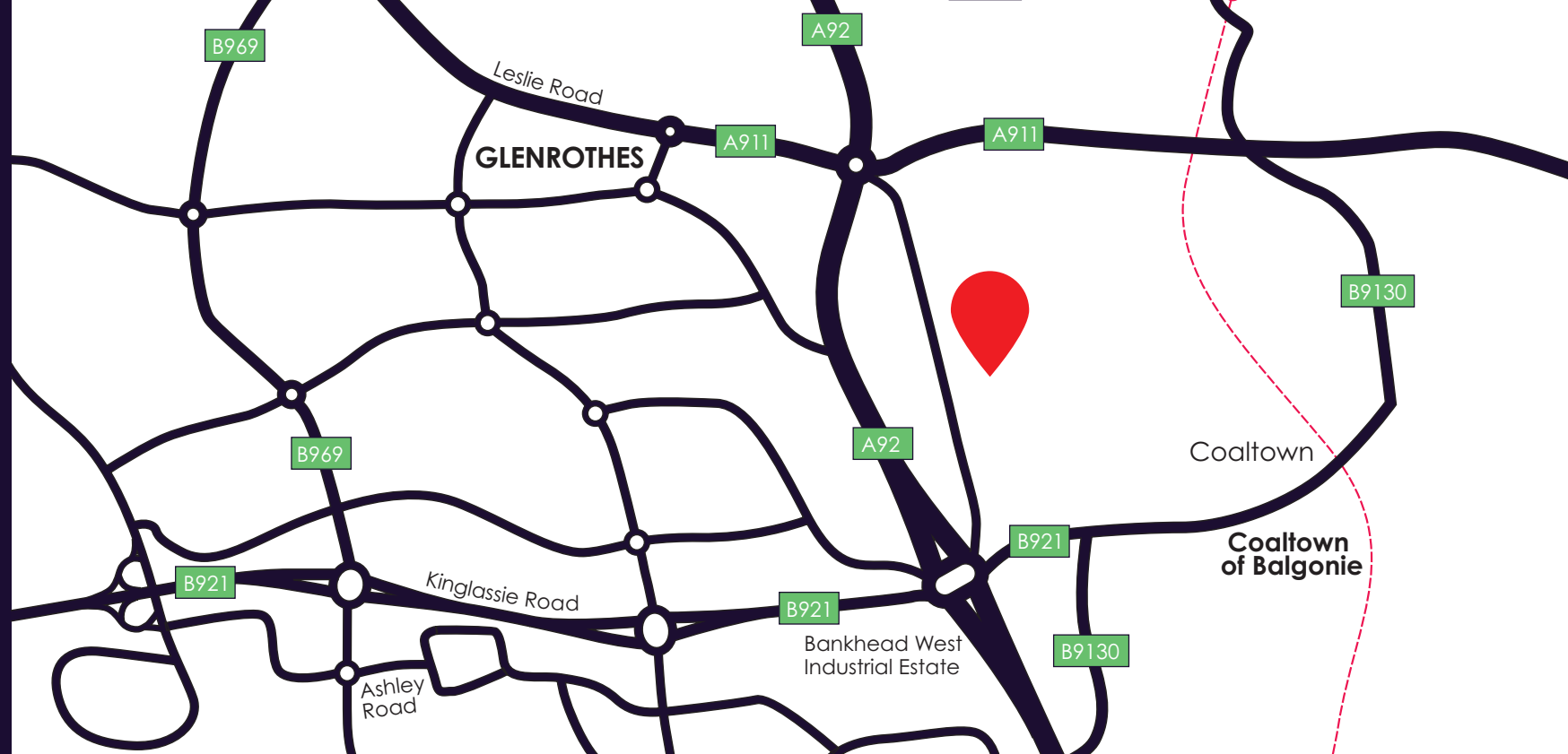
The property is situated on the west side of Telford Road towards the middle of Eastfield Industrial Estate and occupiers close by include Screwfix, MGM Timber, Howdens, Fife Group, Velux and Fife Council. McDonalds, Travelodge, Beijing Banquet and a BP Service Station with M&S Food are within walking distance.

## DESCRIPTION

The property comprises a manufacturing or storage premises with offices to the front and a secure yard, accessed by a lockable steel barrier. There is also extensive car parking or additional external storage to the front of the building.

The property is of steel frame construction with insulated wall and roof cladding. Within the industrial area, lighting is by a mix of sodium and fluorescent fittings and there are 2 vehicle access doors.

The office accommodation at the front of the building has a timber floor, heating and a separate managers or meeting room. Male and female toilet facilities are also provided at the front of the premises.



## ACCOMMODATION

We estimate the gross internal area of the accommodation to be 1,361 sq m (14,650 sq ft).

## LEASE TERMS

This property is available to lease for a term to be agreed. The rent required is £67,500 per annum, exclusive of VAT.

Further information on the lease details are available on request.

## RATEABLE VALUE

RV: £47,600

## EPC

A copy of the EPC certificate is available on request.

## ANTI – MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.





## VIEWING & FURTHER INFORMATION

This property is only available to view by prior arrangement and by contacting the agents mentioned below.

For further information, please contact:

**Neil McAllister**

**T:** 07831 610 721

**E:** [neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)

**Cameron Whyte**

**T:** 07789 003 148

**E:** [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

# Ryden

**Howard Brooke**

**T:** 0131 229 9885

**E:** [h.brooke@andrewreillyassociates.co.uk](mailto:h.brooke@andrewreillyassociates.co.uk)

**ara**  
Andrew Reilly Associates

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Date of Publication: **April 2025.**

**Produced by Designworks.**