Lambert Smith Hampton

0131 226 0333

To Let/For Sale

Industrial

Industrial Unit

58 Nasmyth Road, Southfield Industrial Estate, Glenrothes, KY6 2SD

- 983 Sq M (10,581 Sq Ft)
- Industrial unit with office accommodation
- Eaves height of 4.28m
- Large yard area

Lambert Smith Hampton
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58 Nasmyth Road, Southfield Industrial Estate, Glenrothes, KY6 2SD

Location

Glenrothes is one of the principal industrial locations within Fife lying approximately 32 miles north of Edinburgh and adjacent to the A92. The A92 is the main arterial route through Fife and connects Glenrothes to Dundee, Dunfermline and the M90. This in turn provides excellent access to the Queensferry Crossing, Edinburgh and the wider Scottish motorway network.

Southfield Industrial Estate is located on the southern periphery of Glenrothes. It is accessed via Kinglassie Road (B921) which has direct access to the A92.

Occupiers within the vicinity include Mongoose Plastics, 2010 Distribution Ltd, Phase 3 Connectors and KSW Engineering Ltd.

Description

The subjects comprise an industrial unit benefitting from the following specification:

- Solid concrete floor
- Brick construction
- Office accommodation
- Male and female WC's
- Suspended fluorescent tube lighting
- Gas fired hot air blowers in warehouse
- Manually operated dock level loading door
- Eaves height of 4.28m
- Large yard area

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Areas have been calculated:

Area	Sq M	Sq Ft
Total	983	10,581

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

Business Rates

The subjects are currently listed on the Scottish Assessors website as follows:

Rateable Value: £25,100

Rent/Price

Further Information is available from the sole agent.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of D.

A copy of the EPC is available on request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ian Davidson
Lambert Smith Hampton
0131 226 0328
07720 055 655
idavidson@lsh.co.uk

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Warehouse

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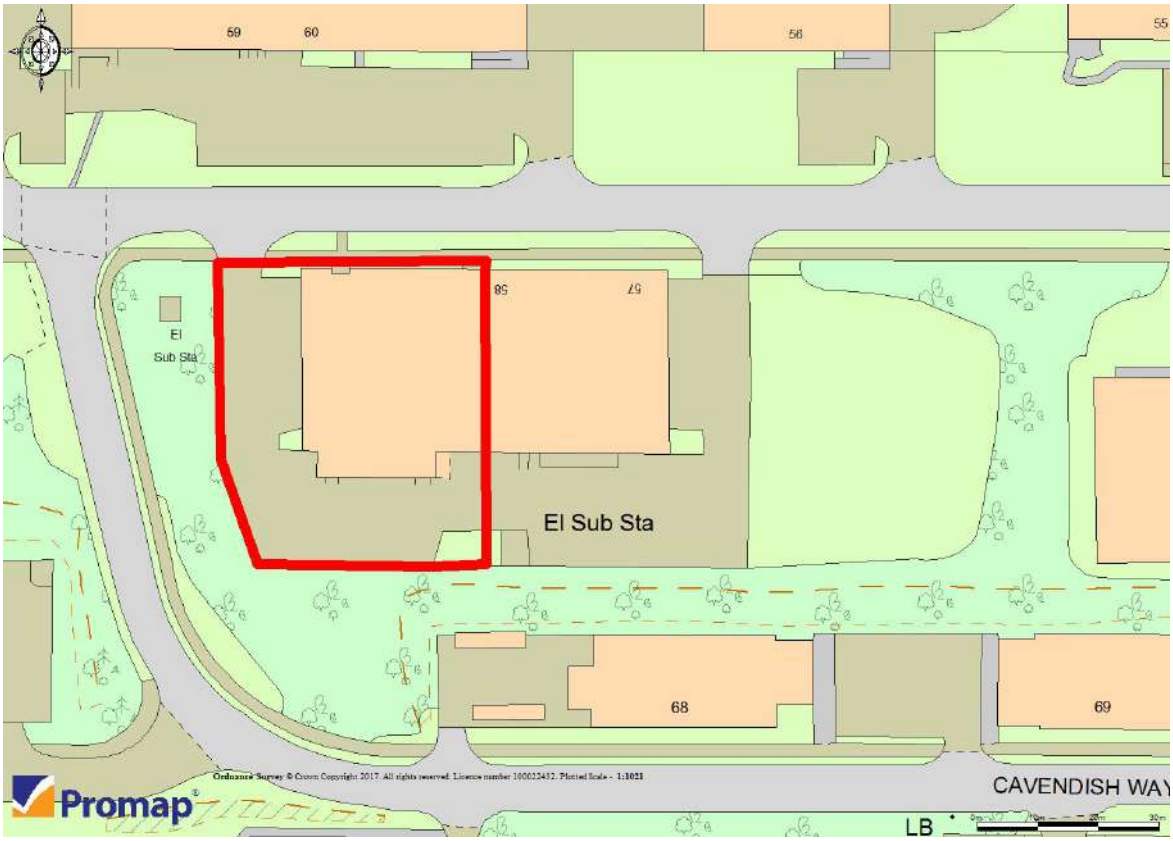
Site Plan



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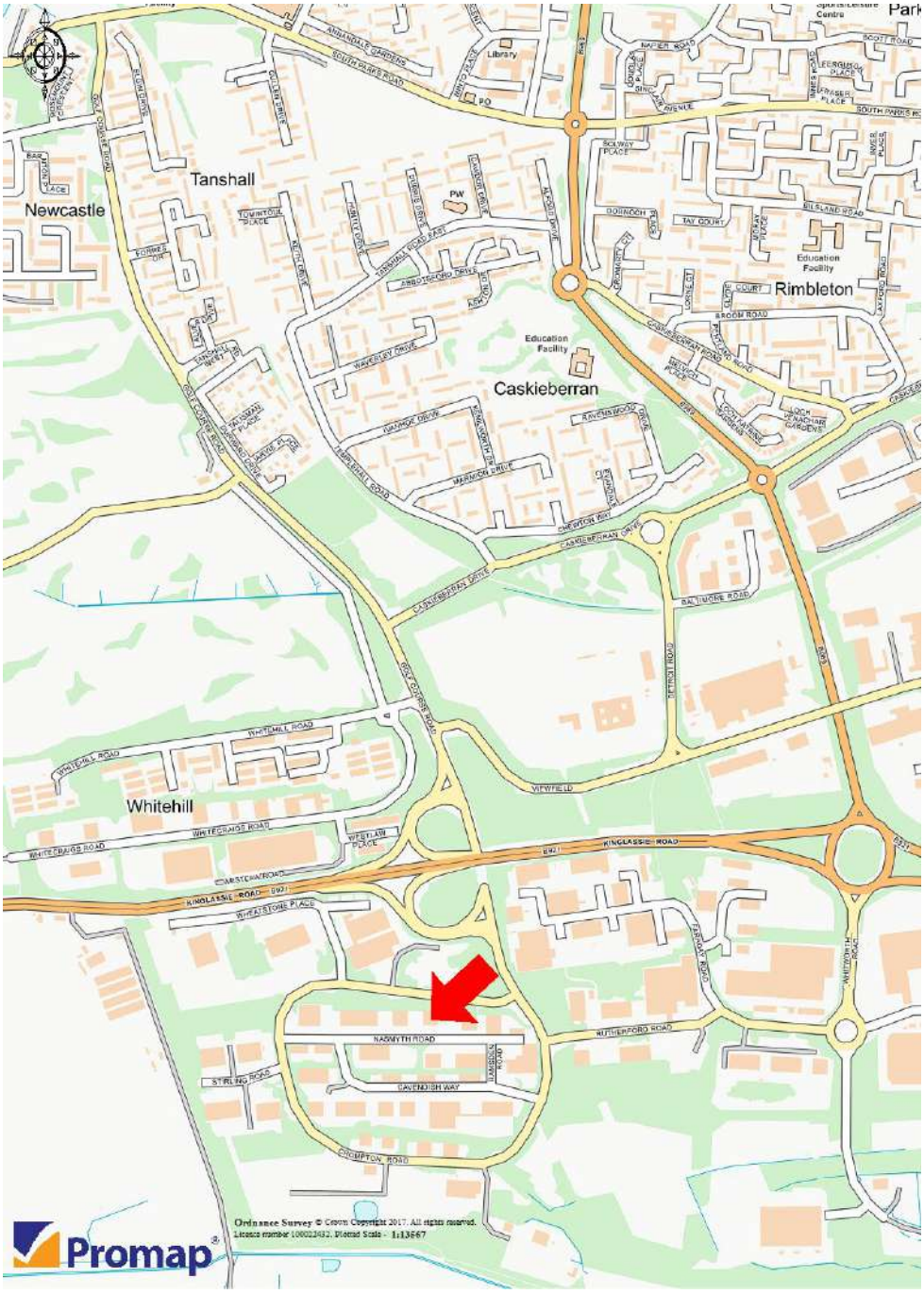
Location



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