# **BUKO INDUSTRIAL ESTATE**

ASHLEY ROAD, GLENROTHES FIFE KY6 2SE







**EXISTING TENANTS INCLUDE:** 

Textile Care Supplies Ltd, M H Engineering (Fife) Ltd and Pitreavie Group Ltd.

www.bukobusinesscentre.com

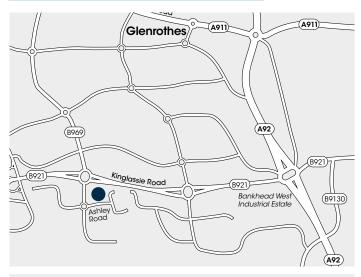
## Location

BUKO Industrial Estate is well located on the south side of Glenrothes with direct dual carriageway access to the Bankhead roundabout, less than 5 minutes' drive to the east. The roundabout provides direct access to the main A92, Dunfermline, Kirkcaldy, St Andrews and Dundee roads.

The unit is situated on the north side of Buko Business Centre and is accessed directly from Ashley Road.

Travel times from the property are approximately as follows:

Glenrothes Town Centre	5 minutes
Kirkcaldy	10 minutes
Dunfermline	20 minutes
Dalgety Bay/Rosyth	20 minutes
Forth Road Bridge	25 minutes
Edinburgh	40 minutes
Aberdeen	1 hr 40 minutes
Glasgow	1 hr 30 minutes



SAT NAV: KY6 2SS



# **Description**

Unit 5 has recently been refurbished and now provides attractive industrial/storage accommodation with internal offices.

The unit has a three phase electrical supply and a new vehicle access door.

BUKO Business Centre has an on-site property manager and the centre operates a controlled access and CCTV surveillance system 24/7.

# **Accommodation**

We estimate the gross internal area of the property to be 717 sq m (7,718 sq ft).

# Rateable Value

The Rateable Value for the property is as follows: Unit 5 -  $\pounds 24,200$ 

## **EPC**

The unit has an EPC rating of D.

# **Lease Terms**

The unit is available to lease on terms to be agreed. The guide rental for the property is £2.50 per sq ft. exclusive of VAT and the estate service charge.



# **Viewing & Further Information**

## **Lambert Smith Hampton**

33 Castle Street Edinburgh EH2 3DN

#### Ian Davidson

idavidson@lsh.co.uk



### **DM Hall**

27 Canmore Street Dunfermline KY12 7NU

# Leigh Nisbet

leigh.nisbet@dmhall.co.uk



# **Prospect Estates**

Prospect Court, 2 Courthouse Street, Otley, West Yorkshire, LS21 1AQ Tel: 01943 850111

#### **Simon Currass**

simon.currass@prospectestates.com



The agents for themselves and for 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 intended purchasers or lessees, and do not constitute, nor constitute, nor 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 lenants 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 or publication: June 2019.