

BUKO INDUSTRIAL ESTATE

ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE



UNIT 5 TO LET / FOR SALE

AVAILABLE NOW

717 SQ M (7,718 SQ FT)



GUIDE RENT £2.50 PER SQ FT

24HR CCTV & ON SITE MANAGER



EXISTING TENANTS INCLUDE:

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

www.bukobusinesscentre.com

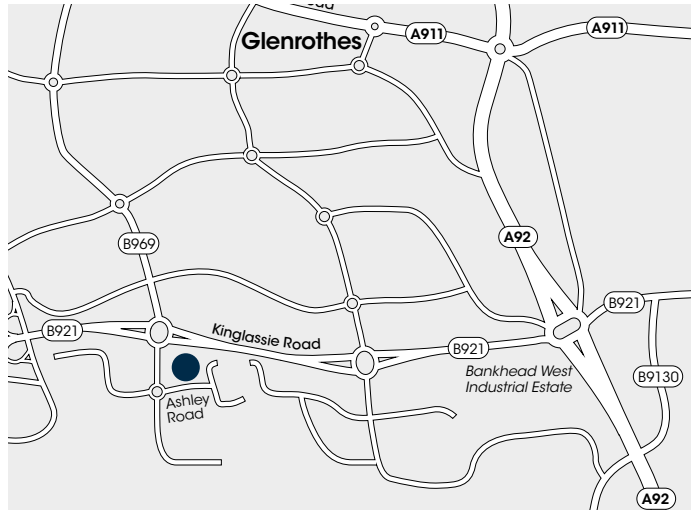
Location

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
Dalgely 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).



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



Rateable Value

The Rateable Value for the property is as follows: Unit 5 - £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.

Prospect Estates

Prospect Court, 2 Courthouse Street,
Otley, West Yorkshire, LS21 1AQ
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