Industrial Unit – To Let

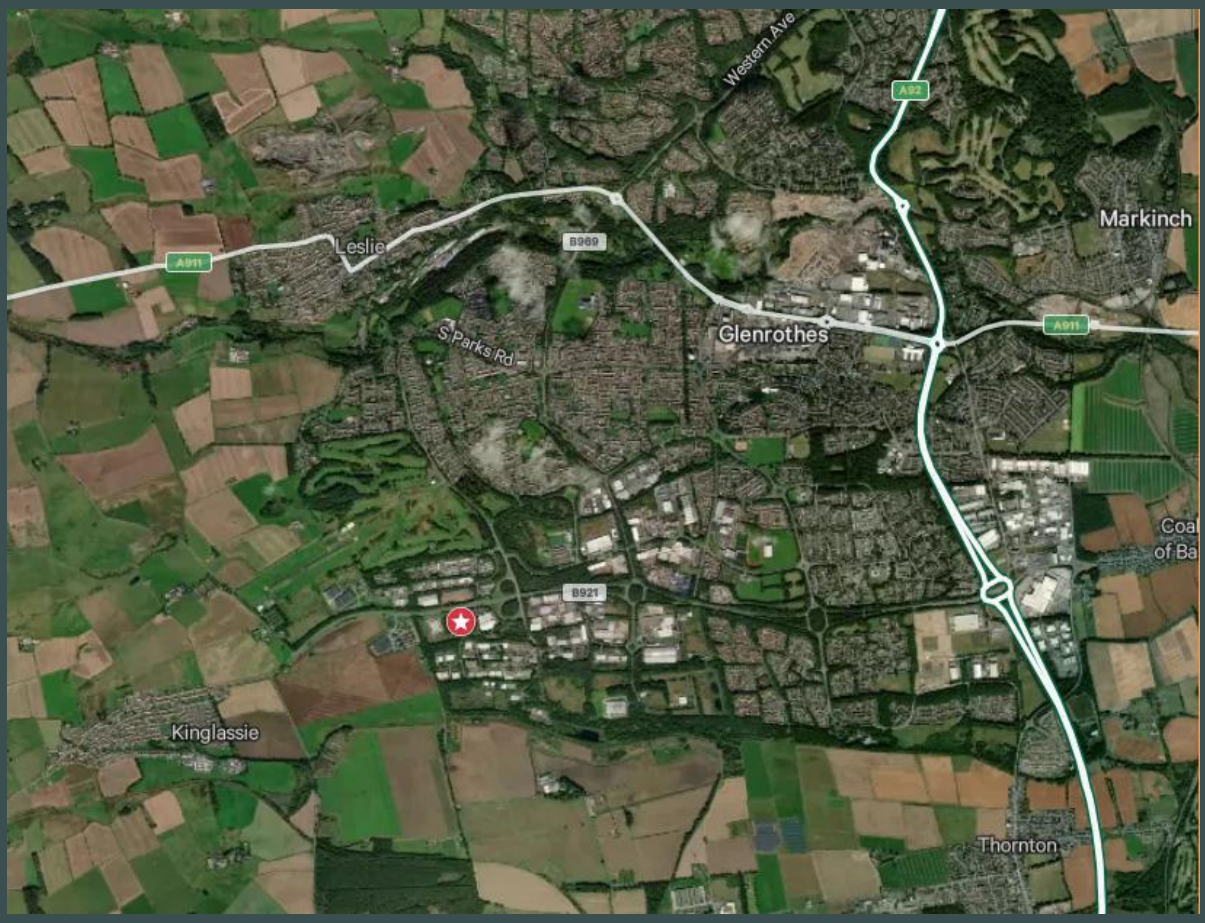
CBRE

2 Wheatstone Place, Southfield Industrial Estate, Glenrothes, KY6 2SW

Logistics Hub - Available Via Sub-Lease



To Let via Sub-Lease



Location

Situated north of the Firth of Forth, Glenrothes lies some 30 miles from Edinburgh, and 59 miles from Glasgow via the M80. Glenrothes is easily accessible via the A92, linking to the M90 and the main Central Scotland motorway network.

Glenrothes has a skilled workforce attracted to the town by the significant number of companies that located here due to favourable support from the government. The town has established itself as an important industrial location with its focus on manufacturing an engineering.

The subject property is in the well-established Southfield Industrial Estate, to the southwest of the town approximately 1.5 miles away from Glenrothes town centre. The area is easily accessible by Kinglassie Road linking into the A92.

39,600
Square Feet

5.3
Acre site area

30
Miles from Edinburgh

2 Wheatstone Place, Glenrothes

To Let via Sub-Lease

Description

The property is of 1980's construction and offers flexible warehouse space that would be suitable for a wide range of manufacturers and local businesses. The subject comprises a standalone industrial warehouse on a 5.3-acre site with on-site car parking located to the north and the east offering c. 60 spaces. The main structure is of steel frame laid out in grid arrangement, and a reinforced concrete floor slab. The roof comprises shallow, multi-pitched roofs with profile metal coverings.

The warehouse accommodation has a suspended ceiling throughout. The property has a two-storey office and reception area to the front elevations, with additional office, canteen and training facilities across the west and northern elevations.

Key Specifications

- Total site area 5.3 Acres
- Secure site with car parking
- 3 x ground level loading doors
- Eaves height 4.6m – 6..8
- Offices arranged over two floors
- Site coverage of 30%





Accommodation

The building has been measured in accordance with the RICS guidelines with approximate areas as follows:

Accommodation	SQ FT	SQ M
Warehouse	30,138	2,799.9
Ground Floor Office	7,950	738.5
1st Floor Office	1,512	140.5
TOTAL	39,600	3,678.9

2 Wheatsone Place, Glenrothes

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Disposal Terms

The property is available for immediate occupation on a sublease basis. The passing rent is available upon application.

Rateable Value

The subject has a current RV of £141,000

Viewing & Further Information

Further information available from the sole agents CBRE

VAT

All prices are quoted exclusive of VAT

EPC

Available on request

Legal Costs

Each party will be responsible for their own legal costs incurred.

Anti-Money Laundering / KYC

In order to comply with Anti-Money Laundering legislation, the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.





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