COMMERCIAL UNITS

TO LET



- SUITABLE FOR OFFICE, WORKSHOP OR STORAGE
- 14.03 – 35.02 SQ M (151-377 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING
- ELIGIBLE FOR 100% RATE RELIEF

EDISON HOUSE, FULLERTON ROAD, GLENROTHES, KY7 5QR

ara
Andrew Reilly Associates
0131 229 9885

Location

Glenrothes, located approximately 22 miles to the south of Dundee and 15 miles east of Dunfermline, has a resident population of approximately 50,000 and provides the home to Fife Council's principal operations, effectively acting as the administrative capital for the area.

The town offers excellent communication links with good access to east coast mainline rail services at Markinch and it is strategically located on the A92 dual carriageway, the principal arterial route through central Fife between Dundee and the M90, thereafter providing direct access to the Queensferry Crossing and wider Scottish motorway network.

Queensway Industrial Estate is located in the centre of the town, within close proximity to the Kingdom Centre, the principal retail destination within Glenrothes, with additional nearby amenities including Asda and Morrison's supermarkets, MacDonald's Restaurant and Kwik Fit.

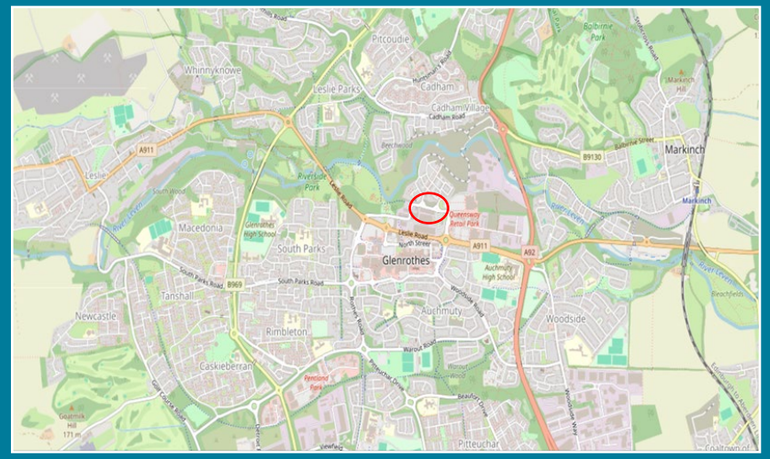
To the west, Fullerton Road connects with Leslie Road, one of the principal arterial routes through central Glenrothes thereafter connecting with the A92 at the Queensway roundabout. Adjacent occupiers at Queensway Industrial Estate include Raytheon, Castleblair Business Centre and Lidl.

Description

The property is a multi occupied, single storey building of brick construction with harled cladding and benefits from shared car parking.

Internally, the units vary in their configuration and finish, providing open plan space suitable for a variety of occupiers for uses including office, workshop or storage. The property benefits from secure entry phone access and shared kitchen tea prep areas. Heating is by way of electric panel heaters.

A refurbishment programme is underway for some of the vacant units.

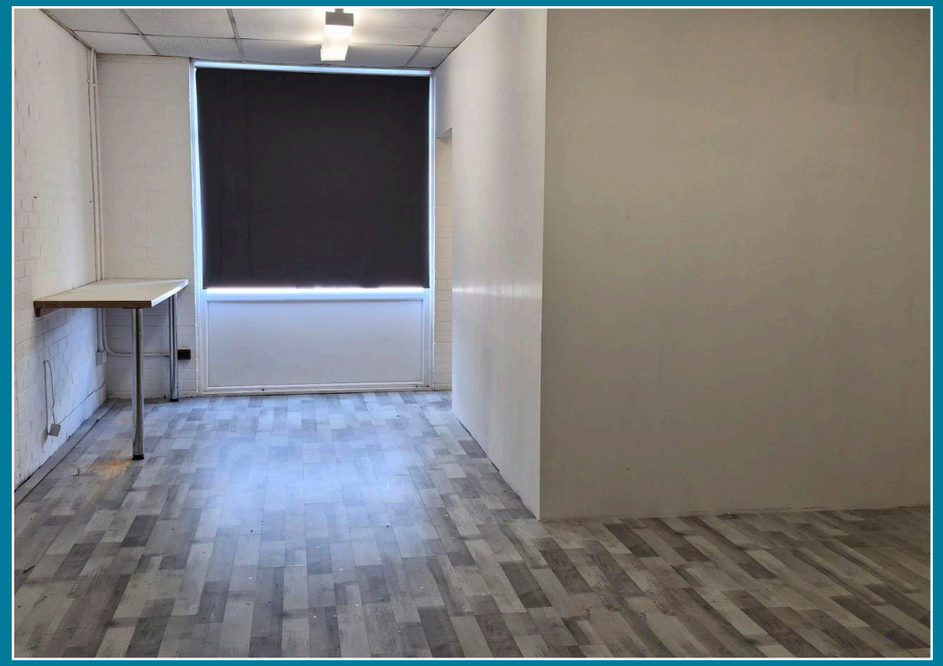




Accommodation

The property has been inspected and the following gross internal area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

	Sq M	Sq Ft
Commercial Units	14.03-35.02	151-377



Availability

Unit	Area (sq ft)
2	377
4	377
5	377
8	377
14	345
16	345
18	151

Lease Terms
Suites are available on flexible terms. Further details are available from the sole letting agents.

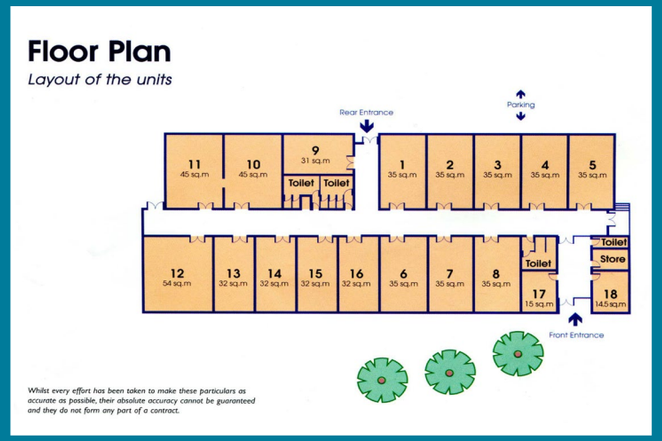
VAT
The property is elected for VAT and as such will be applicable at the prevailing rate.

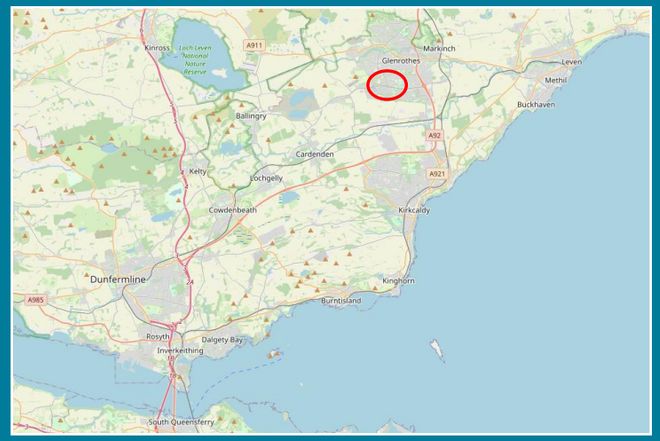
Rateable Value
Suites are individually listed for non-domestic rating purposes and may qualify for up to 100% business rates relief.

Energy Performance Certificate
A copy of the Energy Performance Certificate can be provided on request

Legal Costs
Each party will be responsible for their own legal costs in dealing with the transaction however the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering
In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.





Viewing & Further Information
For further information or to discuss your requirements in greater detail, please contact:

Louise Reilly

T: 07856413476

E: l.reilly@andrewreillyassociates.co.uk

Howard Brooke

T: 07973540528

E: h.brooke@andrewreillyassociates.co.uk

ara
Andrew Reilly Associates
0131 229 9885

ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themself by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.