INDUSTRIAL

Andrew Reilly Associates
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TO LET

UNIT 2 G3 BUSINESS PARK, NEWARK ROAD NORTH, EASTFIELD, GLENROTHES, KY7 4AJ

- MID-TERRACE INDUSTRIAL UNIT
- 108.06 SQ M (1,163 SQ FT)
- AVAILABLE JULY 2026
- 2 CAR SPACES
- SHARED YARD AREA

Location

Glenrothes, a town of c.50,000 residents, is located approximately 22 miles to the south of Dundee and 15 miles east of Dunfermline, and benefits from excellent communication links.

Newark Road North is located within Eastfield Industrial Estate, one of the most established commercial centres within the town and situated adjacent to the Bankhead roundabout providing direct access to the A92 dual carriageway, the principal arterial route through central Fife between Dundee and the M90, thereafter linking to the Queensferry Crossing and wider Scottish motorway network.

Eastfield now provides a mixed-use environment, with a variety of occupiers including light industrial, retail and leisure operators.

Description

The property is a mid-terraced industrial unit with dedicated car parking and access to a shared yard. The unit is of steel frame construction, with brick/block elevations under a pitched roof of profile metal cladding.

Internally, the unit provides production/storage space with concrete flooring, ground level loading via a 3.5m electrically operated roller shutter door and 3-phase power. A suspended ceiling has been installed and lighting is by way of strip fluorescents.

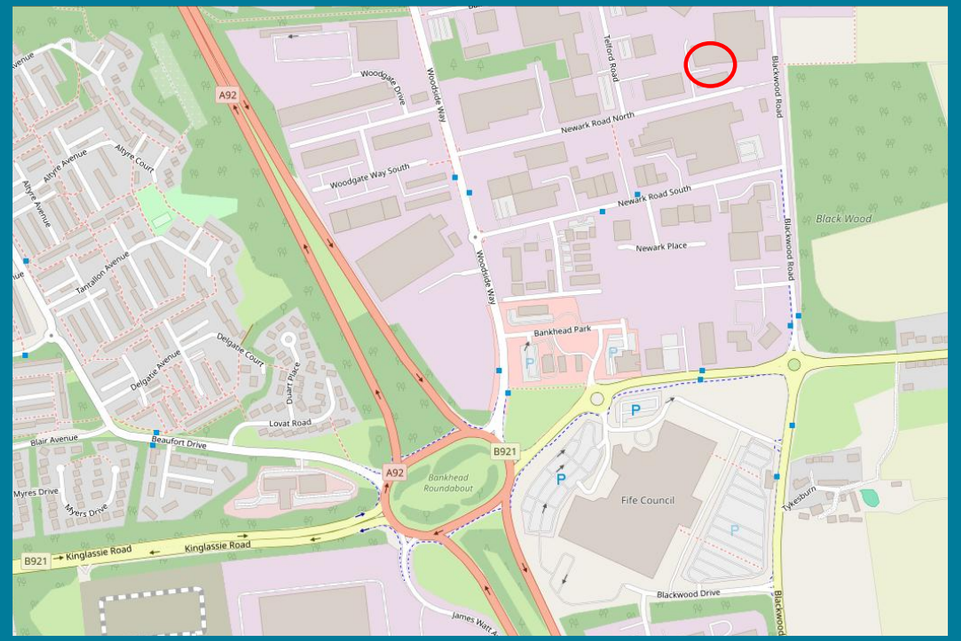
The unit may be suitable for alternate use, subject to obtaining the appropriate planning consents.

Accommodation

The accommodation been measured in line with RICS Code of Measuring Practice (6th Edition) and the gross internal area can be stated as follows:

Industrial	108.06 sq m	1,163 sq ft





Lease Terms

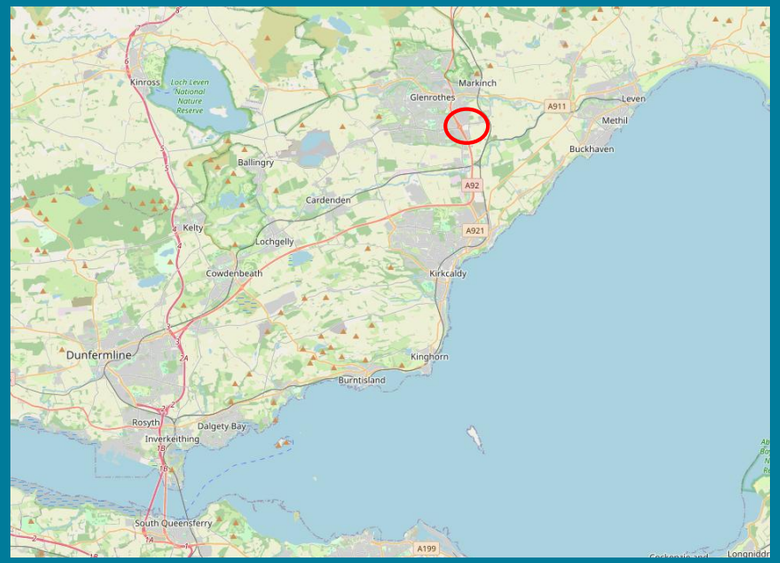
The unit will be available to let from July 2026 on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

VAT

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

Rateable Value

The unit is currently listed in the Valuation Roll with a rateable value of £7,700 and may therefore 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 the own legal costs in dealing with the transaction however the tenants 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:

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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.

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