



GAIR PROPERTIES

TO LET

**Industrial Unit with
Car Park**



**35B Cavendish Way
Southfield Industrial Estate
Glenrothes
KY6 2SB**

**2450 SQ FT (approx)
228 SQ M (approx)**

Property Details

- Industrial Estate Location
- Modern professional appearance
- Private parking for 10 vehicles
- Rent £16,200 per annum +VAT
- Refurbished 2023
- Exterior painted 2026



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Property Details

Description

Industrial Unit located in the Southfield Industrial Estate of Glenrothes, well connected with the A92 main arterial route.

We are seeking a suitable long term tenant to join our small community of units and yards in Cavendish Way.

- Vehicle repair garages are not accepted
- Private car park of 15M x 15M (approx 10 vehicles)
- Large 3.4M x 3M electric roller shutter
- Washroom area
- LED lighting throughout
- 3 Phase electricity supply
- Metered electricity and water
- Eaves height of 3.6M extending to 5.4M pitch

The unit has underwent refurbishment in 2023.

Business use only. Proposed use requires our approval.

Service Charge

A service charge will be applicable. Contact us for details.

Lease Terms

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated. Incorporating rent reviews at appropriate intervals.

VAT

All prices quoted are exclusive of VAT where applicable.

Non-domestic Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,700 per annum..

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Make an Enquiry

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