

# INDUSTRIAL

**ara**  
Andrew Reilly Associates

## FOR SALE/MAY LET

INDUSTRIAL/WORKSHOP  
UNIT



**18 WOODGATE WAY SOUTH,  
EASTFIELD INDUSTRIAL ESTATE,  
GLENROTHES, KY7 4PF**

**141.28 SQ M (1,521 SQ FT)**

Andrew Reilly Associates Ltd  
31 Rutland Square, Edinburgh,  
EH1 2BW

**0131 229 9885**



### **LOCATION:**

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife. The town has a resident population of c.40,000 people and benefits from good communication links, lying adjacent to the A92, the principal arterial route through Fife linking Dundee with Dunfermline and the M90, thereafter providing convenient access to the Queensferry Crossing and wider Scottish motorway network. In addition, East Coast Main Line rail services, connecting Aberdeen, Edinburgh and London, are accessible at nearby Markinch and Edinburgh International Airport is approximately a 25 minute drive away.

Eastfield Industrial Estate is situated on the western edge of the town, adjacent to the Bankhead roundabout, the principal vehicular access to Glenrothes from the west and providing direct access to the A92. The Estate provides accommodation for a range of commercial occupiers and in recent years has adapted to incorporated retail and leisure uses, including a Travelodge hotel, Marks & Spencer outlet and Chinese restaurant, in addition to the traditional industrial/manufacturing occupiers.

### **DESCRIPTION:**

The property comprises a mid-terrace industrial unit of steel framed construction under a single pitch roof of metal profile cladding, incorporating translucent panels. The front and rear elevations are similarly of metal profile cladding with dividing walls to the adjoining units of block construction with paint finish.

Vehicular access to the unit is by way of a 3m manually operated roller shutter door adjacent to a separate pedestrian access. Internally the unit provides concrete flooring, radiant infra-red heating panels, pendant LED lighting and has an eaves height of 4.7m to the front of the unit, sloping to 3.5m to the rear.

The unit incorporates a small office/reception area to the front elevation with direct pedestrian access. Externally the unit has the benefit of two dedicated car spaces and a shared yard/access area.

### **ACCOMMODATION:**

We have measured the property in accordance with the RICS/ISVA Code of Measuring Practice (6th Edition) and calculate that the property has the following Gross Internal floor area:

	Sq M	Sq Ft
Industrial/Warehouse	141.28	1,521

### **RATING ASSESSMENT:**

The subject premises are listed in the Valuation Roll as a workshop with a rateable value of £5,500 and as such may benefit from up to 100% business rates relief under the Scottish Government's Small Business Bonus Scheme. Further details can be provided on request.

### **TERMS:**

Offers are sought for the heritable interest in the unit. Alternatively our clients may consider letting the unit on a new full repairing and insuring lease for a term to be agreed. Further details are available on application to the sole marketing agents.

### **LEGAL FEES:**

Each party will be responsible for their own legal fees. In dealing with the transaction however the purchaser will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

### **ENERGY PERFORMANCE CERTIFICATE:**

An energy assessment has been undertaken on the property and an EPC Rating of G has been achieved.

### **VIEWING AND FURTHER INFORMATION:**

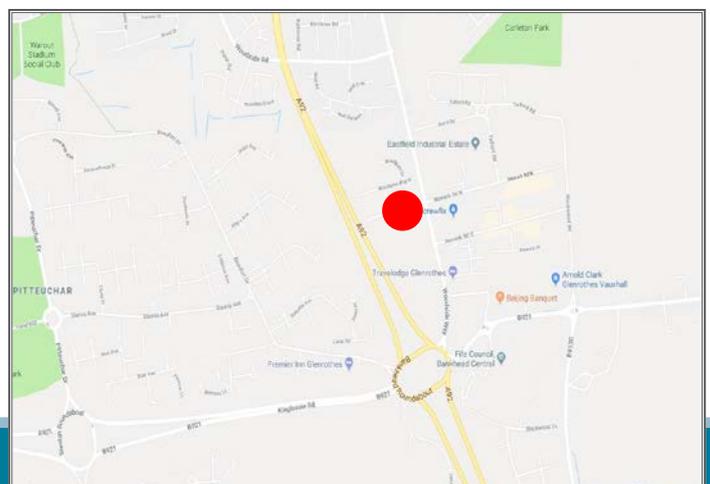
For further information and to arrange viewings please contact the sole marketing agents:

Andrew Reilly Associates Ltd  
Property Consultants Chartered Surveyors  
31 Rutland Square  
Edinburgh  
EH1 2BW

Tel: 0131 229 9885  
Fax: 0131 229 9815

Contact: Howard Brooke  
Mobile: 07973 540528  
E-mail: h.brooke@andrewreillyassociates.co.uk

Contact: Andrew Reilly  
Mobile: 07795 568254  
E-mail: a.reilly@andrewreillyassociates.co.uk



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 themselves 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.