

# INDUSTRIAL

**ara**  
Andrew Reilly Associates

## TO LET (MAY SELL)

### INDUSTRIAL/WORKSHOP PREMISES WITH SECURE YARD



**49 NASMYTH ROAD,  
SOUTHFIELD INDUSTRIAL ESTATE,  
GLENROTHES,  
KY6 2SD**

**681.99 SQ M (7,341 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 Forth Road Bridge 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.

Nasmyth Road is located within Southfield Industrial Estate, one of the principal commercial districts within Glenrothes. The Estate lies approximately 1.5 miles south of the Kingdom Centre, the central retailing facility serving the area, and is accessed via the B921 dual carriageway connecting directly to the A92 at the Bankhead roundabout, the major access point to the town from the west.

### DESCRIPTION:

The property comprises a semi-detached industrial unit formed from a unit of steel framed construction with brick/block infill which has been harled externally under a pitched, cement asbestos panel roof. The property incorporates a dedicated and secure yard together with 7 additional car spaces.

Internally the unit has been fitted out to provide production space to the rear of the unit with substantial office/staff accommodation created towards the Nasmyth Road elevation. The production area has painted concrete flooring, pendant fluorescent lighting and vehicular access is by way of a timber sliding door. Eaves height is approximately 3.65m.

The office accommodation provides a mix of open plan and cellular suites incorporating suspended ceilings with inset fluorescent lighting, carpet tile flooring and heating is by way of a combination of gas-fired wet radiators and air conditioning cassettes. Windows to the office accommodation have been fitted with anti-burglar reinforced glass. Kitchen/canteen facilities and WC accommodation are incorporated.

The office accommodation is extensive for a unit of this size and can be removed in whole or in part to increase the production/workshop accommodation available.

### 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	226.84	2,442
Mezzanine	110.74	1,192
Office incl. canteen	344.41	3,707
Total	681.99	7,341
Yard	642.71	6,918

### RATING ASSESSMENT:

The subject premises have been listed in the draft 2017 Valuation Roll with a rateable value of £19,600, effective from 1 April 2017.

### LEASE TERMS:

The unit is available to let on a full repairing and insuring basis for a lease term to be agreed. Further details can be supplied on application to the sole letting agents.

Our clients may also consider the sale of the heritable interest in the property. Further information can be provided on request.

### 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

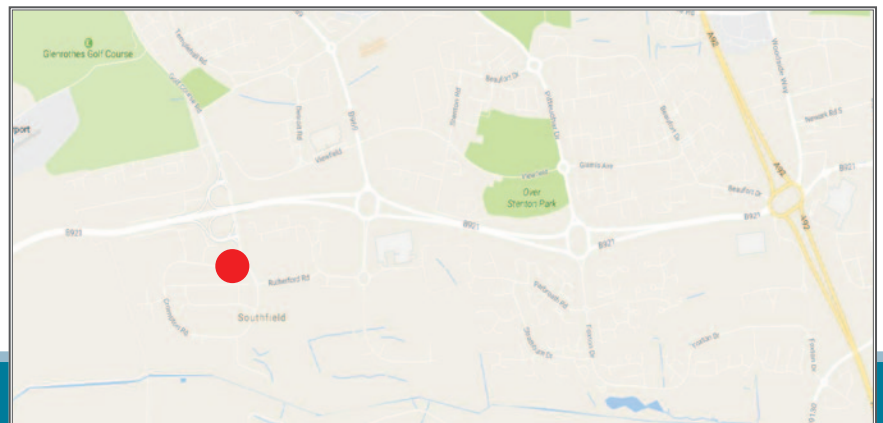
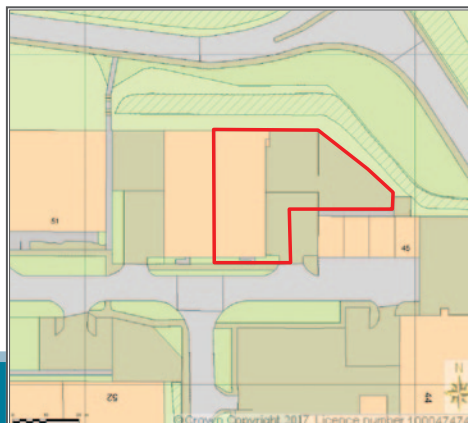
An energy assessment has been undertaken on the property and an EPC Rating of G has been achieved.

### VIEWING AND FURTHER INFORMATION:

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

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

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