

BUKO BUSINESS CENTRE
ASHLEY ROAD
GLENROTHES FIFE KY6 2SE

bukobusinesscentre

INDUSTRIAL



GUIDE RENT £2.50 PER SQ FT

24HR CCTV & ON SITE MANAGER

SAMPLE PHOTOGRAPH (UNIT 7)

TO LET/FOR SALE INDUSTRIAL/WAREHOUSE UNITS

FLEXIBLE INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE FOR IMMEDIATE OCCUPATION

UNITS AVAILABLE FROM 1,389 SQ M (14,951 SQ FT)
TO 12,434 SQ M (133,841 SQ FT)

TENANTS INCLUDE:

LOWES LOGISTICS
MH ENGINEERING (FIFE) LTD
TEXTILE CARE SUPPLIES LIMITED
BAY SOLUTIONS SCOTLAND
LIMITED

www.bukobusinesscentre.com

LOCATION

We are pleased to offer the remaining accommodation within BUKO Business Centre where we have a range of storage and/or manufacturing units available. The property is very well located on the south side of Glenrothes with direct dual carriageway access to the Bankhead roundabout which is less than 5 mins to the east. The Bankhead roundabout provides direct access to the main A92 Kirkcaldy, St Andrews, Dundee roads.

Travel times are as follows:

Glenrothes town centre	5 mins
Kirkcaldy	10 mins
Dunfermline	20 mins
Dalgely Bay/Rosyth	20 mins
Forth Road Bridge	25 mins
Edinburgh	45 mins
Dundee	30 mins
Glasgow	1 hour
Perth	30 mins

DESCRIPTION

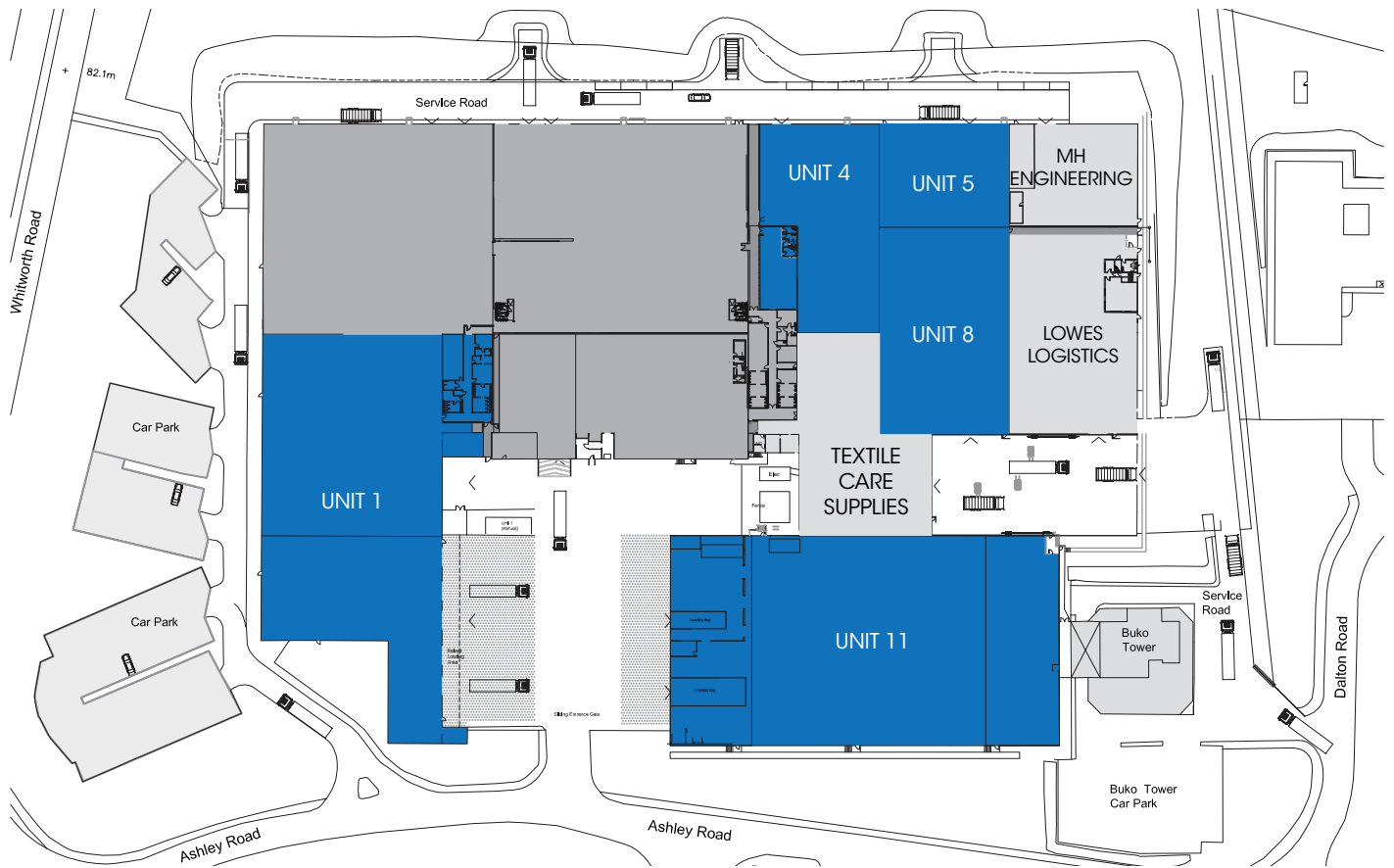
The property has been specifically designed for industrial and storage purposes and is principally of steel frame construction, concrete floor, with good floor to ceiling heights. Internally the natural light is supplemented by a mix of sodium and strip lighting. The property has generally undergone significant sub-division and refurbishment since the initial acquisition.

Each unit has a 3-phase electricity supply and a gas supply is available. All units have toilet facilities, an internal office and dedicated parking. The property has been redeveloped as a managed business centre and there is a full time estates manager on site during standard business hours. In addition there is a comprehensive 24 hour CCTV security cover supported by electrically operated access gates.



SAMPLE PHOTOGRAPH (UNIT 1)

CENTRE PLAN



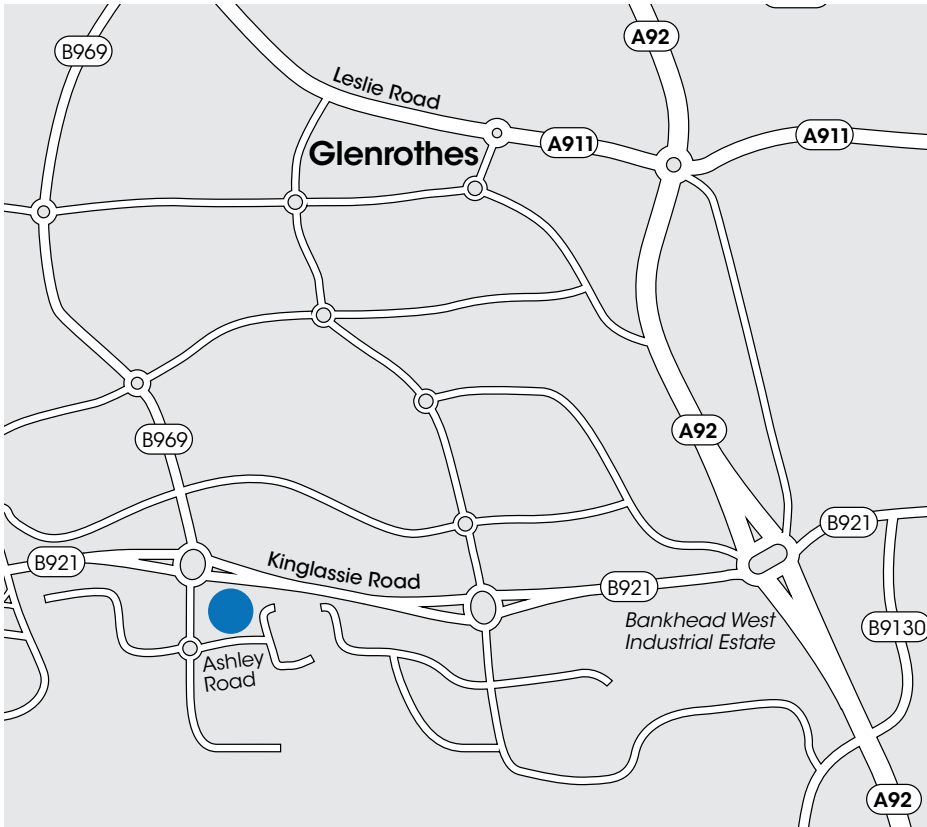
ACCOMMODATION

The accommodation remaining available is as follows:

	SQM	SQ FT
Unit 1	6,274	67,534
Unit 4	1,276	13,736
Unit 5	717	7,718
Unit 8	1,443	15,532
Unit 11	4,423	47,610

Some of the above units could be combined to provide larger accommodation if required.





**BUKO BUSINESS CENTRE
ASHLEY ROAD
GLENROTHES FIFE**

SAT NAV: KY6 2SE



RATEABLE VALUE

Unit 1: T.B.A
Unit 4: £35,000
Unit 5: £24,200
Unit 8: £37,500
Unit 11: £107,000

For properties with a rateable value up to £35,000 the rate poundage is 48p and for properties over £35,000 it is 49.3p.

To calculate the rates payable on each unit please multiply the rate poundage by the rateable value shown above.

SALE AND LEASE TERMS

The units are available either in combination or individually for sale or on flexible lease terms. Immediate entry can be provided on all units. Sale prices, lease terms and rents available on request from the joint marketing agents.

A deed of condition / common service provision ensures occupiers enjoy a safe and secure environment to accommodate their business needs. Service charges available on request.

REGIONAL SELECTIVE ASSISTANCE

The centre is an eligible property under the RSA Investment Grant Scheme supporting projects which further employment prospects. Discretionary grants of up to 30% may be available.

See www.scottish-enterprise.com/rsa or enquiries@investinfife.co.uk

VIEWING AND FURTHER INFORMATION

By contacting either of the joint letting agents:



Andrew Reilly
a.reilly@andrewreillyassociates.co.uk

Ryden.co.uk
0131 225 6612

Neil McAllister
neil.mcallister@ryden.co.uk



Simon Curass
simon.curass@prospectestates.com
01943 850111

The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: July 2018.