

BUKO BUSINESS CENTRE
ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE

bukobusinesscentre
INDUSTRIAL



UNIT 1 TO LET/FOR SALE

AVAILABLE NOW

3,624 SQ M (39,008 SQ FT)



GUIDE RENT £2.50 PER SQ FT

24HR CCTV & ON SITE MANAGER



SECURE YARD

EXISTING TENANTS INCLUDE:

Lowes Logistics, Textile Care Supplies Ltd,
MH Engineering (Fife) Ltd and Bay Solutions Scotland Ltd

www.bukobusinesscentre.com

Location

BUKO Business Centre is well located on the south side of Glenrothes with direct dual carriageway access to the Bankhead Roundabout, less than 5 minutes' drive to the east. Bankhead roundabout provides direct access to the main A92, Dunfermline, Kirkcaldy, St Andrews and Dundee roads.

The unit is situated on the west side of Buko Business Centre and is accessed directly from Ashley Road.

Travel times from the property are approximately as follows:

Glenrothes Town Centre	5 minutes
Kirkcaldy	10 minutes
Dunfermline	20 minutes
Dalgety Bay/Rosyth	20 minutes
Forth Road Bridge	25 minutes
Edinburgh	40 minutes
Aberdeen	1 hr 40 minutes
Glasgow	1 hr 30 minutes

Description

The property has been substantially refurbished and now provides good quality production or warehousing space. The unit benefits from its own service yard area within a common yard secured by an electrically operated gate. The unit has an attractive reception area and good quality office accommodation with air conditioning.

The main production area is well served with gas powered space heaters and comprehensive lighting supplemented by translucent panels incorporated into the roof covering.

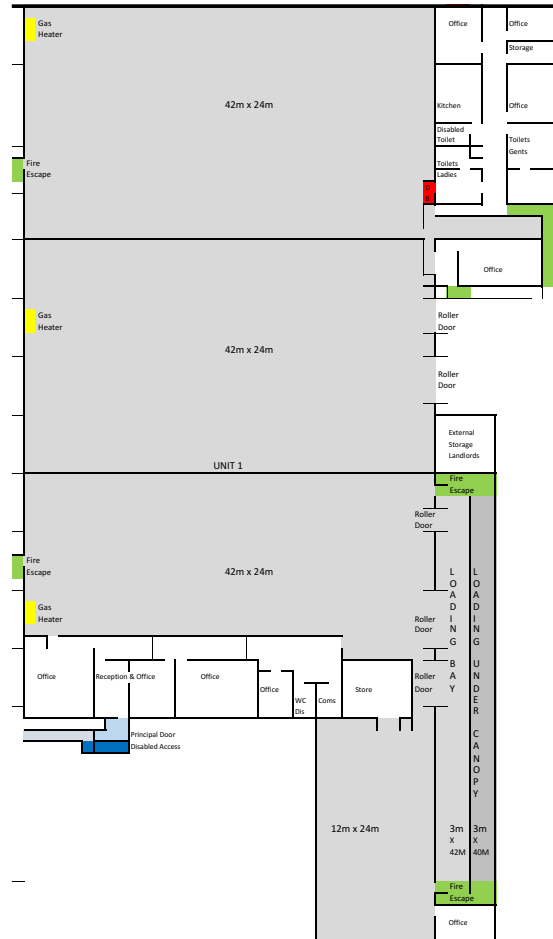
Generous car parking is provided to the west of the unit and there is a mix of ground level and HGV loading docks serving the building on two elevations.

Buko Business Centre tenants benefit from a full time Estates Manager and comprehensive 24 hour CCTV system

There are a total of 7 roller access doors into this building which range in height from 3m to 4m and in width from 2.4m to 5.8m.

Accommodation

We estimate the Gross Internal Area of the building to be 3,624 sqm (39,008 sqft). The building is capable of subdivision. For further details please contact the agents.



Rateable Value

The current rateable value for the property is T.B.A

Terms

The property is available on a To Let/For Sale basis on terms to be agreed. A guide rental for this property is £2.50 per sq ft exclusive of VAT and the estate service charge.

EPC

The unit has an EPC rating of C.

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 & Further Information

We would encourage all parties who are interested in this size of accommodation to view this property. Please contact Neil McAllister or Andrew Reilly – details below.

Ryden

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Simon Curass

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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.

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Ryden.co.uk
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