

BUKO BUSINESS CENTRE
ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE

bukobusinesscentre
INDUSTRIAL



UNIT 11 TO LET/FOR SALE

AVAILABLE NOW

4,432 SQ M (47,610 SQ FT)



4.6M ACCESS HEADROOM TO INTERNAL DOCKS

24HR CCTV & ON SITE MANAGER



EXISTING TENANTS INCLUDE:

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

www.bukobusinesscentre.com

Location

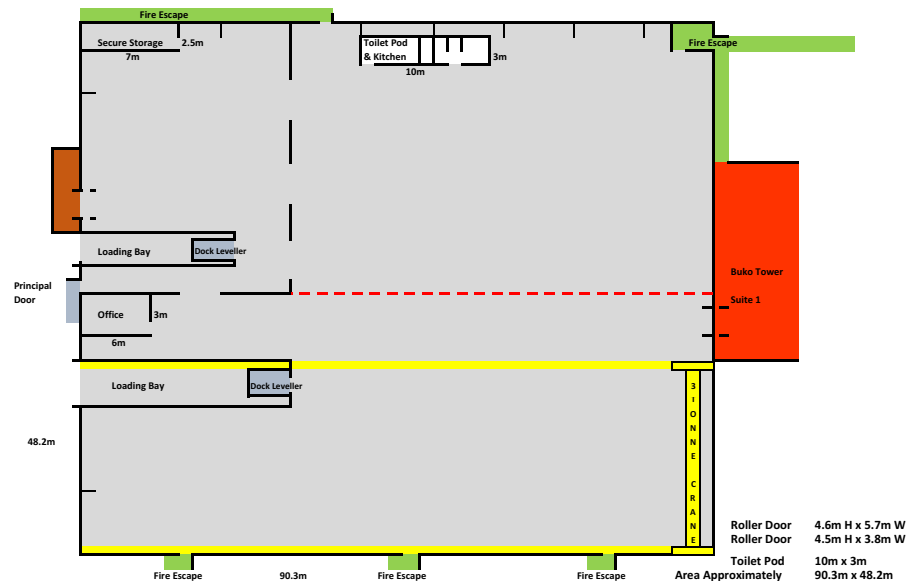
BUKO Business Centre is well located on the south side of Glenrothes with direct dual carriageway access to the Bankhead roundabout, less than 5 minutes' drive to the east. Bankhead roundabout provides direct access to the main A92, Dunfermline, Kirkcaldy, St Andrews and Dundee roads.

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

Accommodation

We estimate the gross internal area of the unit to be 4,423 sqm (47,610 sq.ft.).



Description

This property is equally suited to provide either a good quality manufacturing & production unit or a substantial warehouse and distribution facility fronting directly on to Ashley Road. The property benefits from its own external service area within a common yard secured by electrically operated gates.

The Unit is of steel frame and brick construction with insulated roof cladding inset with translucent panels. The unit has a 400 amp three phase electricity supply, comprehensive overhead lighting and a gas supply is available. The unit is served along the full length of the building and half of its area by existing craneage (3 tonne presently). The unit has a small office and welfare facilities.

(If required adjacent office accommodation extending to between 2245 sq ft. and 4763 sq ft. could be made available in Buko Tower by direct access through the rear wall of the Unit by separate agreement).

The Unit has two recessed dock levellers allowing loading / unloading of HG vehicles internally.

There are three roller doors with dimensions as follows:

	Height	Width
Door 1	3 metres	2.5 metres
Door 2	4.5 metres	3.8 metres
Door 3	4.6 metres	5.7 metres

All vehicle access doors are electrically operated.

BUKO Business Centre has a full time property manager on site during normal business hours. The centre operates a controlled access and CCTV surveillance system 24/7.

Rateable Value

We have been informed that the rateable value for the property is as follows:

Unit 11: £107,000

The current rate poundage for properties with a rateable value of over £35,000 is 49.3p which would make the rates payable for this property currently £52,751.

Lease Terms

The unit is available on terms to be agreed. The guide rental for the property is £2.50 per sq.ft. exclusive of VAT and the current estate service charge, details of this are also available on request.

Viewing & Further Information

We would encourage all parties who are interested in this size of accommodation to view this property. Please also visit the dedicated Buko Business Centre website for a full summary of the unit sizes available.

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PROSPECT
 estates

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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