

BUKO BUSINESS CENTRE
ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE

bukobusinesscentre
INDUSTRIAL



UNIT 4 TO LET/FOR SALE

AVAILABLE NOW

1,276 SQM (13,736 SQFT)



24HR CCTV & ON SITE MANAGER



EXISTING TENANTS INCLUDE:

Lowes Logistics, Textile Care Supplies Ltd,
M H 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 north 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

This property provides good quality production or storage accommodation which has recently been refurbished.

The property has the benefit of translucent roof panels which provide a good level of natural light which is supplemented internally by sodium fittings. Heating is provided by a gas fired air blower.

The minimum eaves height of this property is 5.2m and the ridge height 5.8m. The vehicle access door has a height of 3.2m and a width of 4.09m.

The property has the benefit of substantial electricity supply, the details of which are available on request.

The property also has internal office and toilet accommodation which has electric heating and fluorescent strip lighting.

Car parking is provided to the west of the unit and there is adequate access for service vehicles.

Buko Business Centre tenants benefit from a full time estates manager and a comprehensive 24hr CCTV system for additional security purposes.

Accommodation

We estimate the gross internal area of this building to be 1,276 sqm (13,736 sqft).

Terms

This property is available for immediate entry and on flexible terms to be agreed. For further information please contact the letting agents, details below.

Rateable Value

The current rateable value for the property is £35,000 with the rates payable currently being £16,562 per annum.

EPC

The unit has an EPC rating of F.

Viewing & Further Information

We would encourage all parties who are interested in this size of accommodation to view this property. For further information or to arrange a viewing please contact the following:

Ryden

7 Exchange Crescent
Conference Square
Edinburgh EH3 8AN
Tel: 0131 225 6612

Neil McAllister

neil.mcallister@ryden.co.uk

Andrew Reilly Associates

31 Rutland Square
Edinburgh EH1 2BW
Tel: 0131 229 9885

Andrew Reilly

a.reilly@andrewreillyassociates.co.uk

Prospect Estates

Prospect Court, 2 Courthouse Street,
Otley, West Yorkshire, LS21 1AQ
Tel: 01943 850111

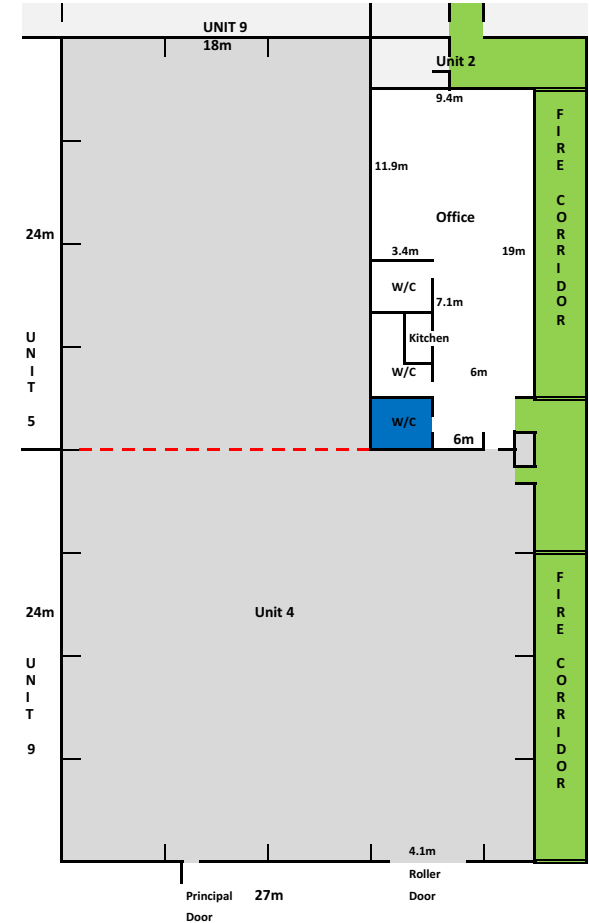
Simon Curass

simon.curass@prospectestates.com

Ryden.co.uk
0131 225 6612

ara
Andrew Reilly Associates
0131 229 9885

PROSPECT
estates



Toilet Pod	7.320m x 3m
Roller Door	4.1m x 3.2m high
Area Approximately	27m x 48m (13,736sq ft)

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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