

BUKO BUSINESS CENTRE
ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE

bukobusinesscentre
INDUSTRIAL



UNIT 5 TO LET

AVAILABLE NOW

717 SQ M (7,718 SQ FT)



GUIDE RENT £2.50 PER SQ FT

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.

This unit is situated on the east side of BUKO Business Centre and is accessed from Dalton Road (to the east of BUKO Tower).

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

Unit 5 has recently been refurbished and now provides attractive industrial/storage accommodation with internal offices.

The unit has a three phase electrical supply and a new vehicle access door.

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.

Accommodation

We estimate the gross internal area of the property to be 717 sq m (7,718 sq ft).

Rateable Value

The Rateable Value for the property is as follows:

Unit 5 - £24,200

The current Rate Pounding for properties with a rateable value under £35,000 is 47.1p which means the rates payable for this property is currently £11,398.20.



Lease Terms

The unit is available to lease on terms to be agreed. The guide rental for the property is £2.50 per sq.ft. exclusive of VAT and the estate service charge.

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.

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@andreweillyassociates.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

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.