

BUKO BUSINESS CENTRE
ASHLEY ROAD, GLENROTHES
FIFE KY6 2SE

bukobusinesscentre
INDUSTRIAL



UNIT 8 TO LET

AVAILABLE NOW

1,443 SQ M (15,532 SQ FT)



4.6m ACCESS HEADROOM TO INTERNAL COURTYARD

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

The property comprises of a good quality storage / light production unit which has the benefit of a secure and covered HGV loading area with 4.6m access headroom, shared with the occupants of Units 7 and 9.

The property is of steel portal frame construction with an insulated roof covering which is inset with translucent panels providing a good level of natural light. The property has 3 phase electricity and a gas supply available and has welfare facilities ready for immediate occupation.

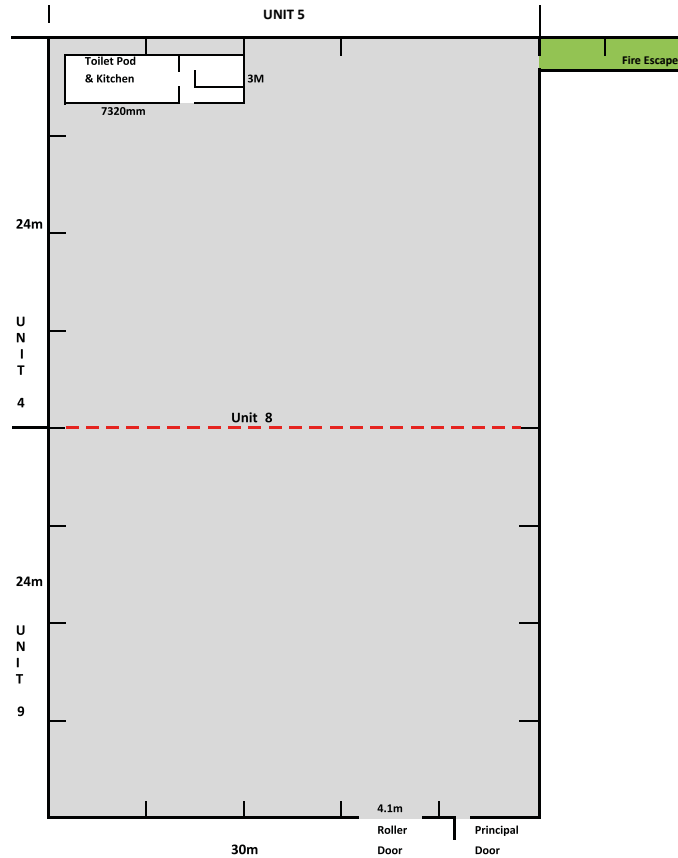
BUKO Business Centre has a full time property manager on site during normal business hours. The centre operates a controlled access and CCTV surveillance system 24/7.

The vehicle goods door has a height of 3.5 metres and a width of 4 metres.

Roof height to haunch	4.6 metres
Roof height to eaves	5.2 metres
Roof height to apex	5.8 metres

Accommodation

We estimate the gross internal area of the unit to be 1,443 sqm (15,532 sq.ft.).



Toilet Pod 7320mm x 3m
 Roller Door 4.1m x 3.2m High
 Area Approximately 30m x 48m

Rateable Value

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

Unit 8: £37,500

The current rate poundage for properties with a rateable value over £35,000 is 49.3p which would make the rates payable for the property to be £18,488.

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.

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