

FOR SALE

**Warehouse/workshop
premises with associated
offices.**

**Gross Area – 2,073 sq. m.
(22,314 sq. ft.)**

**Prominent location suitable
for a variety of uses.**

Offers Over £500,000



VIDEO TOUR



WHAT 3 WORDS

UNIT 19, FULLERTON ROAD, GLENROTHES, KY7 5QR

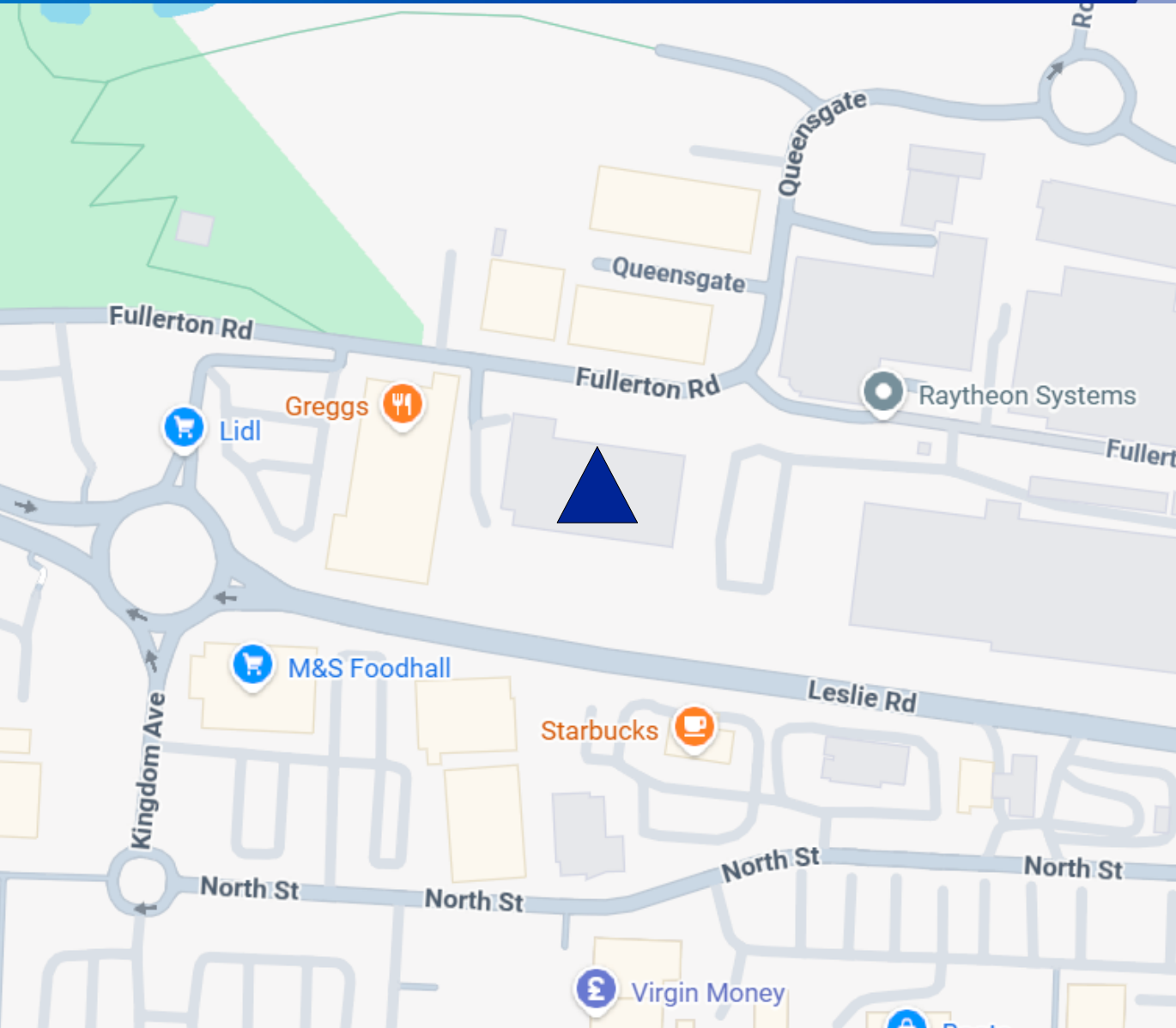
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Location

UNIT 19, FULLERTON ROAD, GLENROTHES, KY7 5QR



Location

Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistance to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife containing both Fife Council and Fife Constabulary Headquarters. It is a major industrial centre and the economy is boosted by light industry and local government jobs.

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The subjects are located upon Fullerton Road within a mixed residential and commercial location in the centre of Glenrothes. Surrounding occupiers include a range of industrial units, retail premises, drive-thru and a new build residential development.

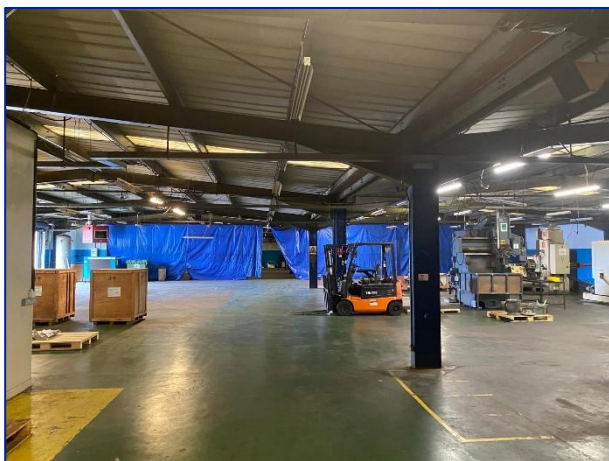


FIND ON GOOGLE MAPS



Description

UNIT 19, FULLERTON ROAD, GLENROTHES, KY7 5QR



Description

The subjects comprise a detached warehouse and workshop with associated offices and yard.

The property is of steel frame construction infilled with concrete block.

Access to the warehouse is via a single loading door from the yard which provides a width of 5 m. and height of 3 m.

Internally the accommodation comprises open plan warehouse space with partitioned canteen and office facilities.

In addition, there is a two-storey office block to the side elevation which provides meeting rooms, open plan office space and toilet facilities.

Accommodation

	m ²	ft ²
Ground Floor – Warehouse & Offices	1,848	19,890
First Floor - Offices	225	2,424
TOTAL	2,073	22,314

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



TERMS

Our client is inviting offers in excess £500,000 for their heritable interest.

RATEABLE VALUE

The property has three separate Rasting Assessments as follows:

£19,900

£56,000

£13,900

ENERGY PERFORMANCE CERTIFICATE

Available upon request

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with the sale of the property.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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