

# To Let

Unit 1 Lomond House  
Whitehill Industrial  
Estate  
Westlaw Road  
Glenrothes  
KY6 2QZ

July 2020

0141 300 8000



Unit 1 Lomond House, Whitehill Industrial Estate, Glenrothes

## Description

The subjects comprise a standalone warehouse unit located with a large surfaced concrete yard to the rear.

- LED warehouse lighting
- Good quality 2 storey office
- Kitchen/canteen
- Electric Loading Doors
- 6.68m minimum eaves height rising to 12.29 m at apex
- Concrete surfaced yard
- Perimeter palisade fence

## Accommodation

GIA	Sq ft	Sq M
Warehouse	62,826	5,836.68
Offices GRD	1,815	168.59
Offices FF	1,815	168.59
<b>TOTAL</b>	<b>66,456</b>	<b>6,174</b>

## VAT

For the avoidance of doubt, all figures and prices are quoted exclusive of VAT.

## Legal Costs

Each Party will be responsible for their own legal costs involved in any transaction.

## Business Rates

The subjects are currently assessed as follows:

Rateable Value: £104,000

## Terms

Quoting terms on application.

## EPC

The property has an EPC 'C' rating.



## Location

Glenrothes is situated in the heart of Fife and is ideally located to service the local towns within Fife but also Scotland's central belt.

Approximate times throughout Scotland include the following:

- Forth Bridges: 20 minutes
- Kirkcaldy: 10 minutes
- Dunfermline: 20 minutes
- Perth: 30 minutes
- Dundee: 45 minutes
- Edinburgh: 35 minutes
- Glasgow: 60 minutes

The unit is located within Whitehill Industrial Estate, which is situated on the southside of Glenrothes and benefits from convenient access to the A92 dual carriageway which connects Glenrothes and Kirkcaldy with the M90 motorway and beyond.

The estate is a well-established business location with a variety of industrial occupiers including: KSW Engineering, Incdairnie Distillery, ITW Construction and Alltec Construction.



For further information please contact:

**Paul Broad-Director**

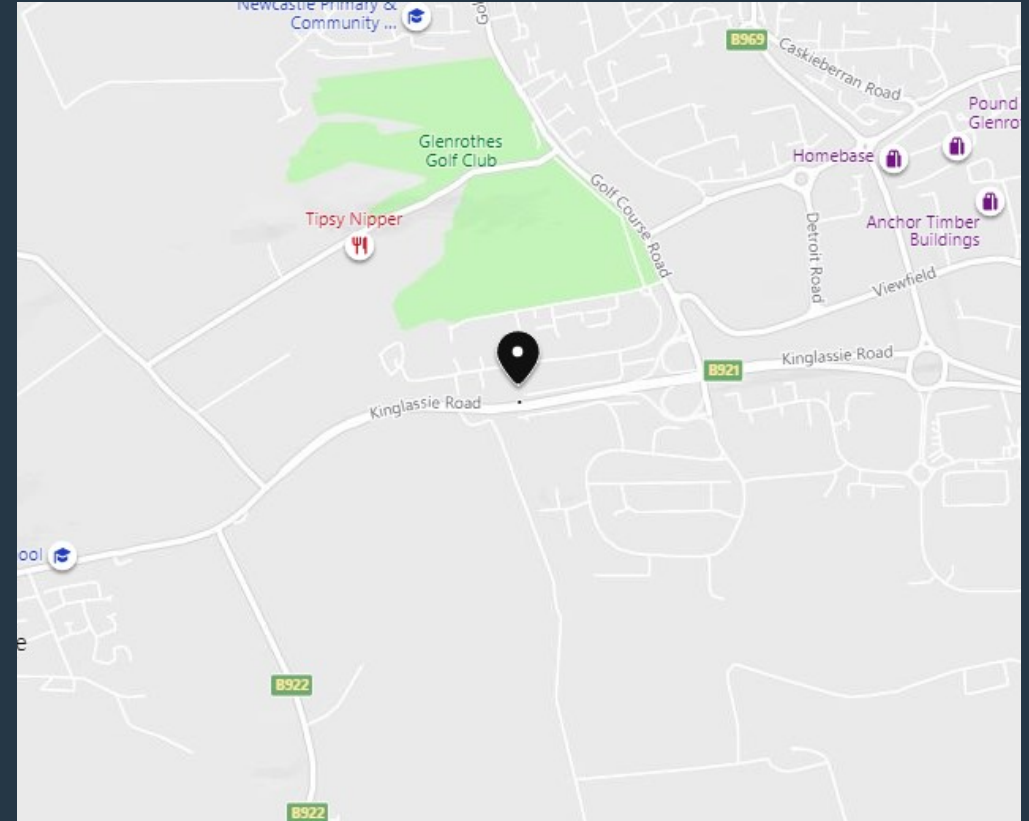
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