

lot 130

Telford Road, Eastfield Industrial Estate
Glenrothes KY7 4NX

Vacant Possession

Heritable Industrial Building and Site with Vacant Possession

- Prominent corner site in popular industrial and mixed use estate
- Site totals approximately 3.50 acres (1.41 hectares)
- Site coverage of 49%
- 1 mile south-east of Glenrothes Town Centre
- Direct road access to A92 and on to the motorway network in Central Scotland
- Development potential (subject to consents)



Location

Miles: 20 miles south-west of St Andrews
24 miles south of Dundee
32 miles north of Edinburgh
Roads: A92
Rail: Markinch Station (45 minutes to Edinburgh
Waverley Station)
Air: Edinburgh Airport (29 miles)

Situation

Glenrothes is situated in Fife approximately 32 miles north of Edinburgh and 24 miles south of Dundee. Planned in the 1940s as a New Town, Glenrothes was initially built to house the workers at the Rothes Colliery, but has now become the administrative centre for Fife Council. The town benefits from excellent infrastructure and is well located for access to the A92 trunk road leading to the M90 motorway and Scotland's central motorway network. Eastfield Industrial Estate is an excellent mixed use Business Park incorporating industrial, offices, leisure and commercial.

Description

The subject property comprises a site with access from 2 roads, Telford Road and Blackwood Road, within Eastfield Industrial Estate. The site extends to approximately 3.5 acres (1.41 hectares) and currently accommodates a purpose built, former electronics factory, extending to approximately 75,000 sq ft (6,967.50 sq m), constructed over 2 levels
The site would suit a variety of users subject to planning. There is potential to demolish the existing building/s and redevelop subject to the relevant planning consents.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

Please contact Mhairi Jarvis on 0131 552 5191 or at mhairi.jarvis@acuitus.co.uk

Tenancy and accommodation

Accommodation	Site Area	Tenant
Site	Approximately 3.50 acres (1.41 hectares)	VACANT

For further details please contact:
Mhairi Jarvis
Tel: +44(0)131 552 5191.
Email: mhairi.jarvis@acuitus.co.uk
Gwen Thomas
Tel: +44(0)207 034 4857
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service
Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Associate Auctioneers:
Jones Lang LaSalle
7 Exchange Crescent,
Conference Square, Edinburgh EH3 8LL.
Tel: +44 (0)131 243 2217
Email: ben.dobson@eu.jll.com
Ref: Ben Dobson

Seller's Solicitors:
Young & Partners
1 George Square, Castle Brae,
Dunfermline KY11 8QF
Tel: +44 (0)1383 721621
Email: sl@businesslaw.co.uk /
cjs@businesslaw.co.uk
Ref: Stephen Lochrie/Craig Smith