

# Eastfield Industrial Estate Glenrothes

Available to Let  
Warehouse  
1,069 - 1,572 sq ft (99.3 - 146 sq m)



Range of units available



Three-phase electricity



Close to A92



Shared parking



# Eastfield Industrial Estate

Eastfield Industrial Estate Glenrothes KY7 4PF



## Description

These single-storey light industrial units are arranged across five terraces, with frontage to the A92 trunk road. The units are of steel portal frame construction with profile metal clad walls. The pitched roofs are clad with corrugated metal sheeting, which incorporates roof lights. Each unit has an office area and a roller shutter door to the front. There is also a parking area outside.

## Location

Woodgate Way South is located within the well established Eastfield Industrial Estate which is located next to the Bankhead roundabout. The estate is home to a number of nationwide trade counter occupiers including Cromwell, Howdens, MGM Timber, Paint Shed and Screwfix.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

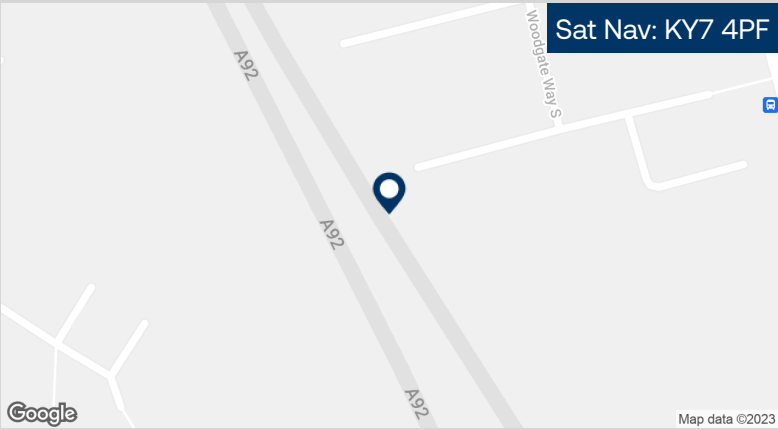
Please contact:

**Mileway**  
Scott Hill  
scotland@mileway.com  
0141 846 0480

**Galbraith**  
Lucy Yates  
lucy.yates@galbraithgroup.com  
07824848097

**Ryden**  
Cameron Whyte  
cameron.whyte@ryden.co.uk  
0131 473 3230

**Ryden**  
Jack Chandler  
jack.chandler@ryden.co.uk  
07425 320611



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 11	Warehouse	1,069	99.3	Immediately
Unit 16	Warehouse	1,572	146	Immediately
Total		2,641	245.4	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.