

Unit 5B

**1,607m²
(17,302ft²)**



Warehouse/Industrial Unit with Large Secure Yard and Offices

Overview

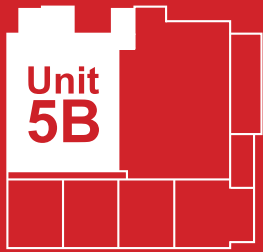
Lochgelly Business Park (LBP) provides a large and established business estate at the entrance to Lochgelly in Fife offering refurbished business space including:

- Warehousing, Industrial units and Offices
- Large yards and plentiful car parking
- CCTV

The space is flexible and combinations of units and offices can be occupied. Unit 5B offers a secure yard.

For more information please visit
www.lochgellybp.co.uk





Auchterderran Road,
Lochgelly, Fife KY5 9HF

www.lochgellybp.co.uk



Communications

Lochgelly Business Park offers fast and easy access into Scotland's Motorway network.

Road

Drive times & distances:

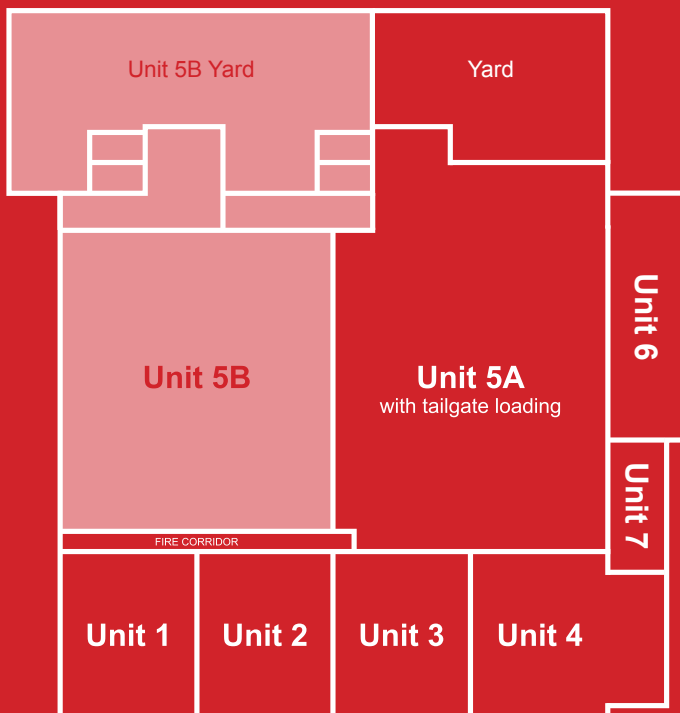
- One minute to the A92
- Six minutes to the M90
- 14 minutes/11.5 miles to the Queensferry Crossing
- 22 miles to Edinburgh
- 31 miles to Perth

- Congestion free access – straight through to A roads and Motorway

Train

Lochgelly Train Station:

- 5 minutes walk from Lochgelly Business Park
- 50 journey minutes to Edinburgh Waverley - trains every hour
- 13 minutes journey to Glenrothes



Accommodation

The property comprises a mixture of industrial space with brick/block walls with a northlight style roof and benefits from:

- Eaves height - 4.26 Metres
- Drive-in loading
- Large secure yard
- Offices and WC
- EPC rating: G
(certificate available on request)

The unit can be presented in a refurbished condition if required. It may be possible to adapt the unit to tenant's specific requirements - please speak to us! We have completed this task for several other occupiers.

Costs

Rents upon application and will be dependent on lease length and covenant strength. There is a Service Charge on the estate which covers the upkeep and maintenance of the common areas. Building insurance would be recharged to the tenant. Leases are offered on FRI (full repairing insuring) terms.

Flexible and short term lettings will be considered - please do ask!

Rates

We have noted the Rateable Value from the assessors website to be as follows:

Unit 5B	
Rateable Value	Rates Payable
£31,600	circa £15,500

More information on Rateable Values and their calculation at:

www.mygov.scot/business-rates-calculator and www.saa.gov.uk.



Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements.

EPC

The property has an EPC rating go 'G'. Since this rating the landlord has installed LEDs within the warehouse which should improve the EPC rating in the future.



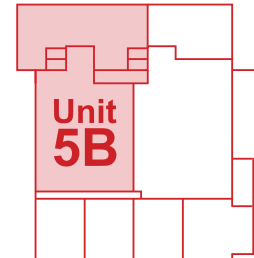
Accommodation			
Unit		Area Sq M	Area Sq Ft
5B	Warehouse (<i>available</i>)	1,607.6	17,302
Eaves (height) 4.26m / 1,607ft			





Lochgelly Business Park

Auchterderran Road,
Lochgelly, Fife KY5 9HF



Joint Agents



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For more information please visit
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