

# Unit 5B

**1,607m<sup>2</sup>  
(17,302ft<sup>2</sup>)**



## Warehouse/Industrial Unit with Large Secure Yard and Offices

### Overview

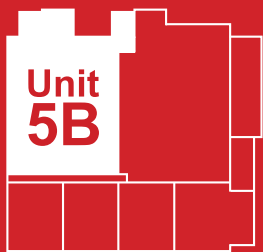
Lochgelly Business Park (LBP) provides a large and established business estate at the entrance to Lochgelly in Fife offering refurbished business space including:

- Warehousing, Industrial units and Offices
- Large yards and plentiful car parking
- CCTV
- Estate is fully let

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](http://www.lochgellybp.co.uk)





Auchterderran Road,  
Lochgelly, Fife KY5 9HF

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## Communications

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

### Road

Drive times & distances:

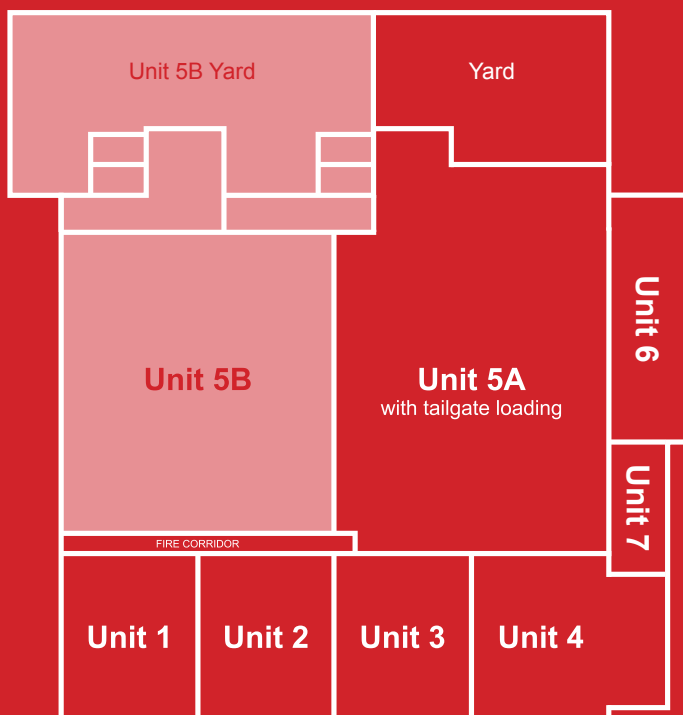
- One minute to the A92
- Six minutes to the M90
- 14 minutes/11.5 miles to the Queensferry Crossing
- 22 miles to Edinburgh
- 31 miles to Perth

- 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 to dado height and 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 from £1.95 Per Sq Ft - dependent on lease length and size of accommodation. There is a Service Charge on the estate which covers the upkeep and maintenance of the common areas. Leases are offered on 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	£15,000
The current rateable value is under appeal.	
More information on Rateable Values and their calculation at: <a href="http://www.mygov.scot/business-rates-calculator">www.mygov.scot/business-rates-calculator</a> and <a href="http://www.saa.gov.uk">www.saa.gov.uk</a> .	



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

## EPC

The property has an EPC rating go 'G'. The landlord is seeking to improve this rating once the property is returned to them.



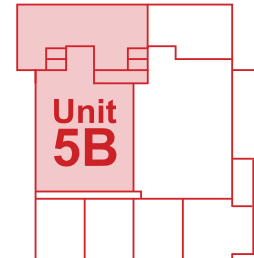
Accommodation			
Unit		Area Sq M	Area Sq Ft
1	Warehouse (Let)	382.39	4,116
2	Warehouse (Let)	362.57	3,902
3	Warehouse (Let)	384.65	4,140
4	Warehouse & Office (Let)	428.86	4,616
5A	Warehouse (Let)	1,226.45	13,201
5B	Warehouse (available)	1,607.6	17,302
6	Workshop/Office (Let)	198.04	2,132
7	Workshop/Office (available)	68.54	738
Eaves (height) 4.26m / 1,607ft			



# Lochgelly

## Business Park

Auchterderran Road,  
Lochgelly, Fife KY5 9HF



### Joint Agents



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