



Units for Warehousing, Industrial Trade Counter Use and Offices

Overview

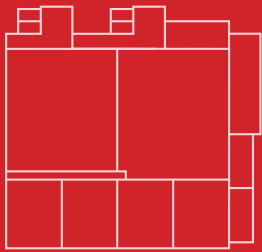
Lochgelly Business Park (LBP) provides a large and established business estate at the entrance to Lochgelly in Fife offering refurbished business space including:

- Warehousing, Industrial units and Offices
- Large yards and plentiful car parking
- CCTV
- Most units have Nil Rates

The space is flexible and combinations of units and offices can be occupied if required.

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

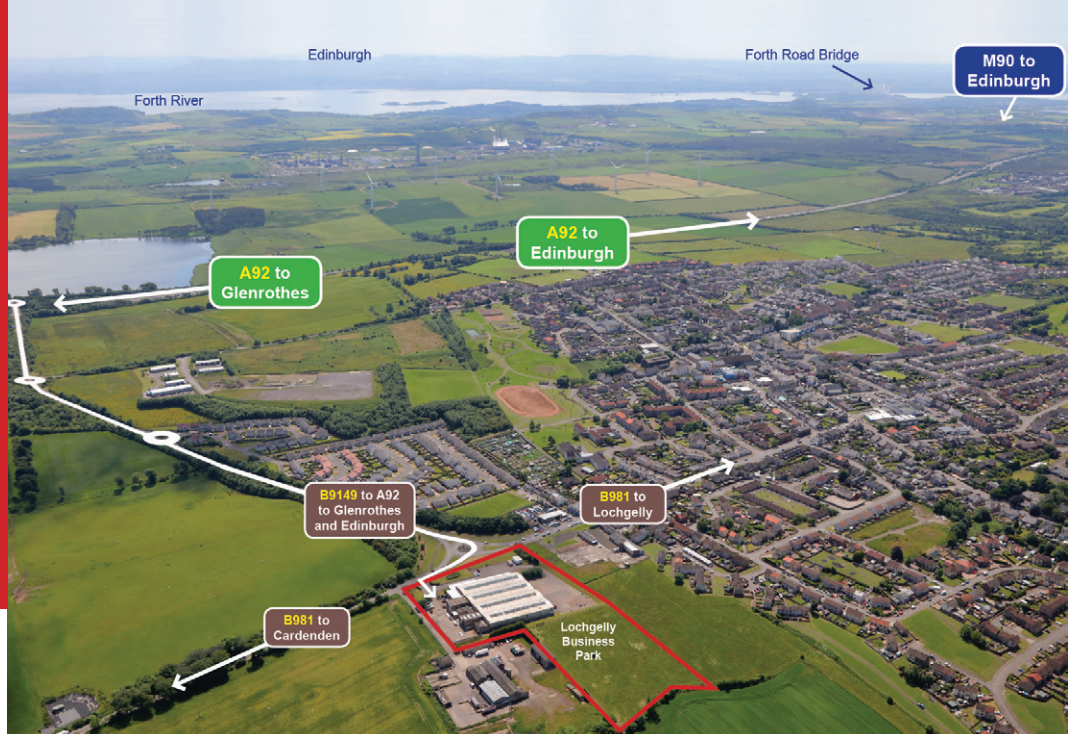




Lochgelly Business Park

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 Forth Road Bridge
- 22 miles to Edinburgh
- 31 miles to Perth

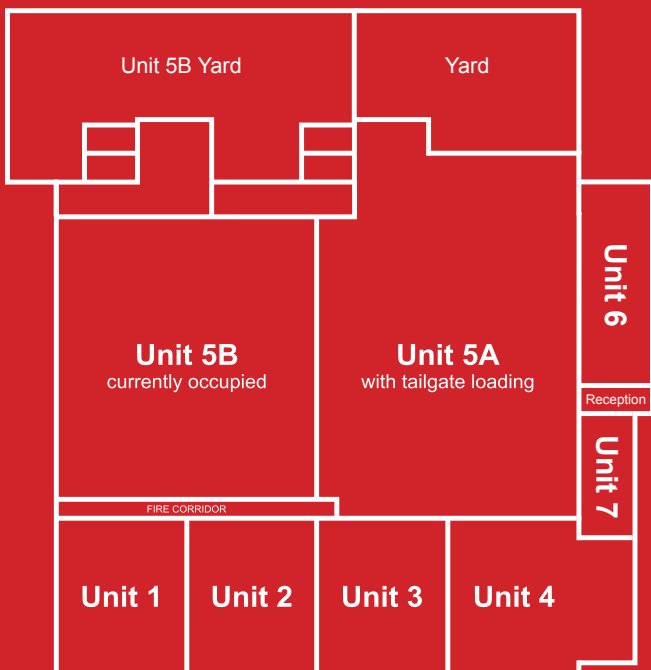
- Congestion free access – straight through to A roads and Motorway

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 estate comprises a mixture of traditional industrial space with a mixture of brick/block walls to dado height and cladding thereafter, offices, and large shared yards.

- Eaves height - 4.26 Metres
- Drive-in loading in Units 1, 2, 3 & 4
- Terraced units which can be combined
- Tailgate loading in Unit 5
- Units can be merged to create larger accommodation
- Units 3, 4, and 5 could be merged to create space with both tailgate and drive-in loading
- Each unit has heating, lighting and WC
- EPC rating: G (*certificate available on request*)

**Units can be presented in a refurbished condition.
We can adapt units to tenant's individual requirements – please speak to us!**

Costs

Rents are 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. Further information is available from the joint letting agents.

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

Rates

We have noted the Rateable Value as of April 2017 from the assessors website to be as follows:

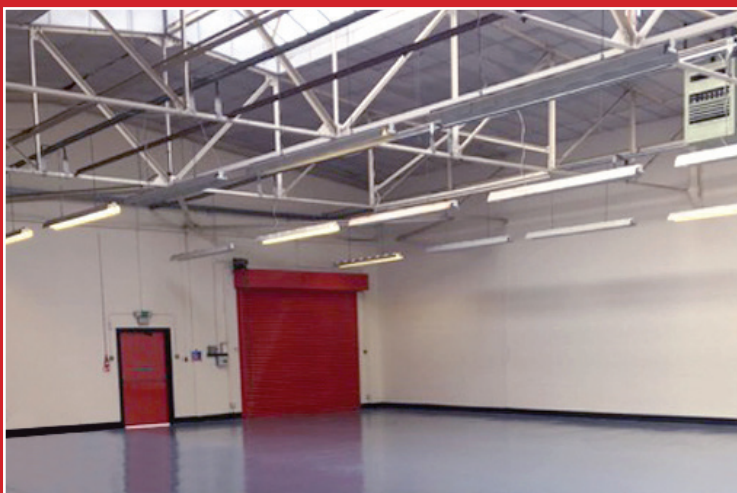
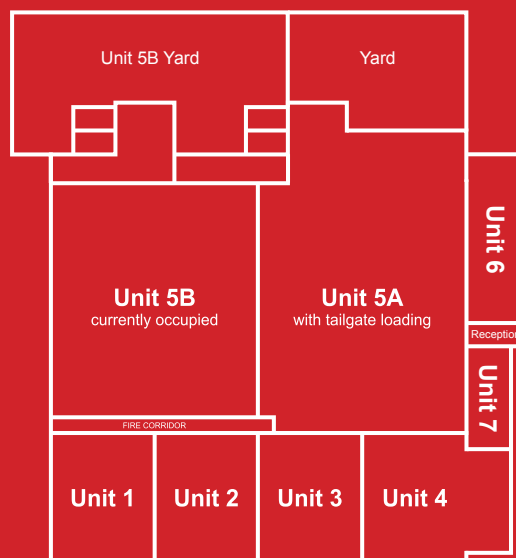
Unit	Rateable Value
1*	£10,800
2*	£10,900
3	£10,000
4	LET
5A	£34,500
5B	LET
6	£4,200
7	£4,200

* Rates appeals on Units 1, 2 and 5A have been submitted.



From April 2017, properties with rateable values of £15,000 or less will not pay rates (assuming it is your only business property). More information on Rateable Values and their calculation at: www.saa.gov.uk and www.mygov.scot/business-rates-calculator. Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements.

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 (Let)	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			



Joint Agents



Telford Property Consultants Ltd
Contact: Roger Telford
T: 0131 344 4197 • M: 07917 558449
E: roger@telfordproperty.com

37 George Street (2nd Floor)
Edinburgh EH2 2HN
www.telfordproperty.com



DM Hall
Contact: Margaret Mitchell
T: 0131 477 6000
E: margaret.mitchell@dmhall.co.uk

27 Canmore Street
Dunfermline KY12 7NU
www.dmhall.co.uk

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