



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





## Lochgelly Business Park

Auchterderran Road,  
Lochgelly, Fife KY5 9HF

[www.lochgellybp.co.uk](http://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 from £2.90 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. 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:

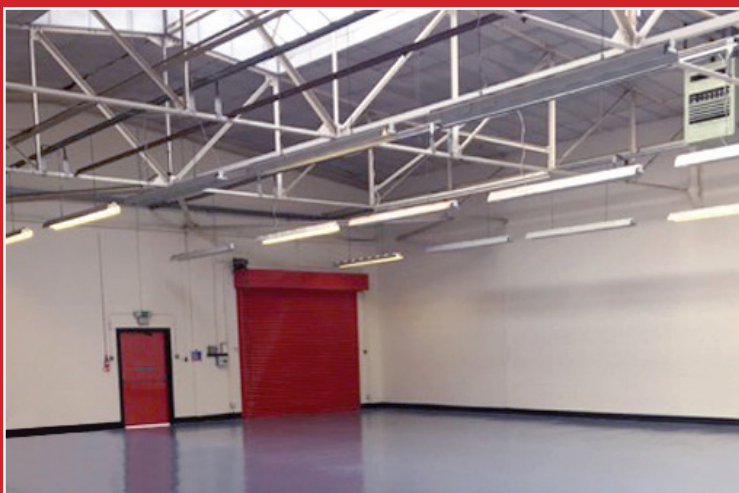
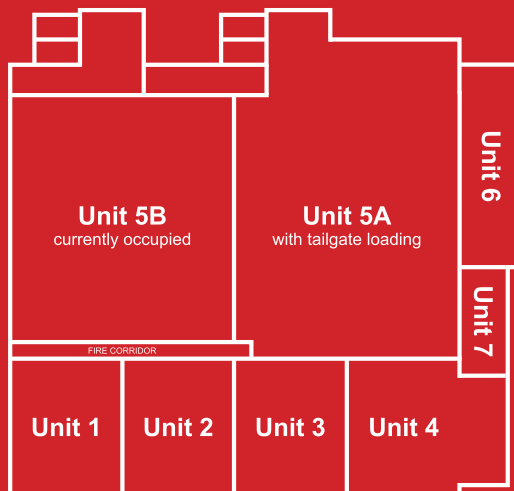
Unit	Rateable Value
1*	£10,800
2*	£10,900
3	£10,000
4	LET
5A	£34,500
5B	LET

\* 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](http://www.saa.gov.uk) and [www.mygov.scot/business-rates-calculator](http://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 (available August 2018)	1,607.6	17,302
6	Workshop/Office (Let) (available Spring 2018)	198.04	2,132
7	Workshop/Office (Let)	68.54	738
Eaves (height) 4.26m / 1,607ft			



### Joint Agents



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For more information please visit  
**[www.lochgellybp.co.uk](http://www.lochgellybp.co.uk)**