

ONLY 2 UNITS &
1 OFFICE SUITE
AVAILABLE



Craig Mitchell House

QUEENSWAY INDUSTRIAL ESTATE

FLEMINGTON ROAD // GLENROTHES // KY7 5QF



- Established trade, industrial and office location
- Refurbished space with upgraded services
- Flexible Lease Terms and Competitive Rents
- Accessible location adjacent to many amenities
- Secure site with 24hr CCTV and response



LOCATION

Situated in the centre of Glenrothes, Craig Mitchell House offers an excellent location for Trade Counters and a wide variety of other businesses. Glenrothes is strategically positioned in the centre of Fife, offering quick access South to Edinburgh via the A92/M90 and North to Dundee via the A92. The subjects are located just off Queensway (A911) in Queensway Industrial Estate which is situated to the south of the Town Centre. Glenrothes has an estimated population of circa 39,000 with a catchment population of over 340,000. This establishes Glenrothes as a strong workforce in East Central Scotland.

DESCRIPTION

The buildings comprise a refurbished detached office and industrial complex which benefits from a spacious yard, good visibility from the A911 and close proximity to the town centre. Situated in a large and secure site, with 24 hour CCTV, the industrial accommodation is of steel portal frame construction beneath pitched concrete roofs, which incorporate translucent roof panels providing an excellent level of natural daylight. Occupiers on the estate include Asda, Kwik Fit, City Electrical Factors, Jewson, Morrisons, Aldi and Fife Council (offices).

The specification includes:

- Eaves heights from 3.9 to 5.1m
- A mix of level access, ramp and tailgate access
- Electrically operated roller shutter doors
- WCs and kitchenette areas to each unit
- Upgraded services including mains gas, water, drainage, lighting and 3 phase power supply

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating for both the industrial and office units is C+.



ACCOMMODATION SCHEDULE

UNIT	SQ M	SQ FT
1	300.4	3,234
2	379.6	4,087
10(Offices)*	390.1	4,200

*refurbishment needed

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



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