



Industrial Units suitable for Trade Counter Operators

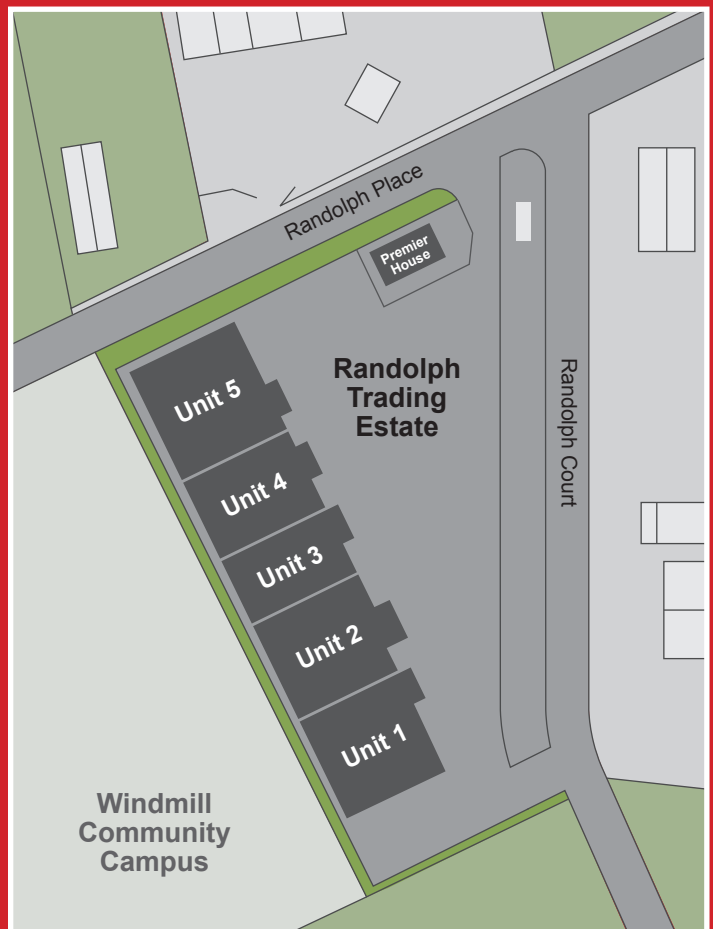
Overview

Randolph Trading Estate (RTE) is within an established commercial area known as Randolph Industrial Estate. RTE is located behind/adjacent to the Windmill Community Campus.

The estate offers:

- Warehousing, industrial units and offices.
- Large yards and plentiful car parking
- Flexible space and combinations of units and offices if required.
- Fast and easy access onto the A92 and into the rest of Fife

The estate is undergoing refurbishment to make it more attractive to trade counter operators.

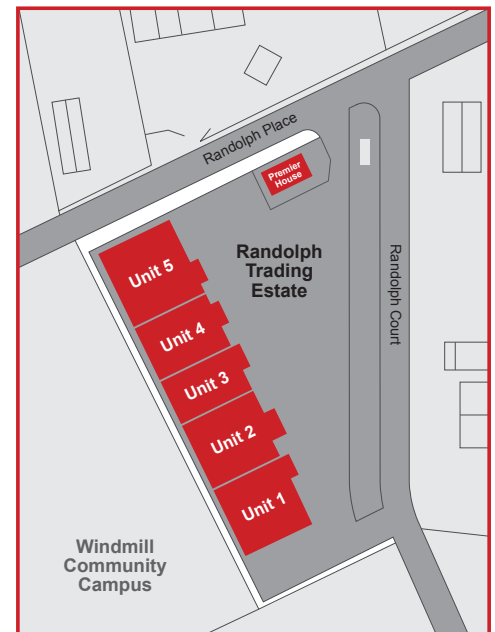


For more information please visit
www.randolphtradingestate.co.uk

Accommodation

The estate is comprised of five trade counter units and a stand alone office unit.

Accommodation	Sq Metres	Sq Feet
Unit 1	500.23	5,384
Unit 2	512.57	5,517
Unit 3	367.90	3,960
Unit 4	353.97	3,810
Unit 5	848.78	9,136
Premier House	87.83	945
Totals	2,583.44	27,806



Transport Links

Sat Nav: KY1 2YX

Randolph Trading Estate offers easy access from the main arterial route in the area, the A92. RTE is only a few minutes drive away from this busy dual carriageway.

Directions

From the A92/ A921 roundabout, take the A921/ Rosslyn Street turn-off for Kirkcaldy, then continue across the next roundabout on the A921.

At the next roundabout turn left into Windmill Road, and then second left onto Randolph Place.

Randolph Trading Estate is located a few hundred metres on the right hand side.

Costs/Lease Terms

Rent - Upon application.

Service Charge - The estate has a service charge for the upkeep and maintenance of the common areas which each tenant contributes to - including the landlord on vacant units.

Rates - Each tenant/occupier pays the rates on their own property.

EPCs - Each individual unit will have its own EPC, copies of which are available upon request.

Here is a link to the Assessors website: www.saa.gov.uk

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

Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements. Leases are offered on full repairing and insuring terms.

Grant Assistance via Business Gateway may be available for some occupiers:

www.businessgatewayfife.com/regional-selective-assistance



Modern Trade Counter/Warehousing/Industrial Estate with great access and fast links to the A92 Motorway network



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