

OFFICE

ara
Andrew Reilly Associates

TO LET

**SUITE 1 UNIT 5
LOMOND BUSINESS PARK
GLENROTHES, KY6 2PJ**

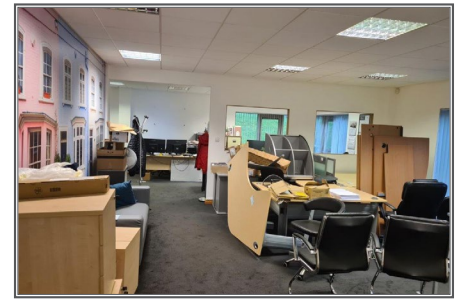
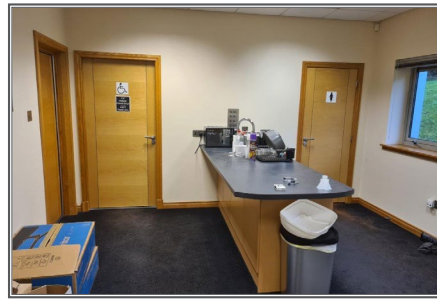
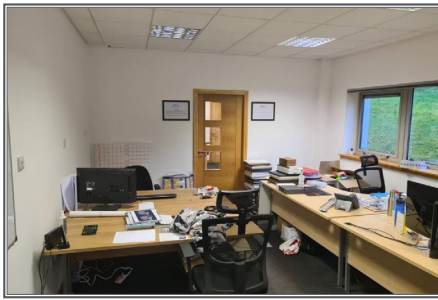


144.19 SQ M (1,552 SQ FT)

GROUND FLOOR OFFICE SUITE WITH CAR PARKING

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife.

Lomond Business Park lies approximately 1 mile southwest of the Kingdom Centre, the principal retail area within the town, and benefits from good communication links in view of its close proximity to the B921 Kinglassie Road, which provides access to the A92 central Fife link road by the Bankhead roundabout. The A92 in turn connects Glenrothes with Dundee to the north and Dunfermline/ the M90 motorway to the west.

The surrounding area provides a mixed use environment including office pavilions together with the Army Reserve Centre and industrial occupiers including Adamson Doors. Further amenities are available at nearby Pentland Park, where a number of national retailers and leisure operators including Homebase, Matalan, Poundstretcher and Xtreme Trampoline Park are located.

DESCRIPTION:

Unit 5 is a commercial unit of steel frame construction with metal profile cladding to the elevations and pitched roof. The property provides warehouse/production space in the western section with two storey office accommodation and dedicated car parking to the east, all accessed from Baltimore Road.

A shared reception area provides direct access to the office accommodation, with each suite having its own dedicated, secure entrance. Internally, Suite 1 is laid out to provide two office suites together with kitchen and staff break out area. The accommodation has suspended ceilings with inset fluorescent lighting, carpet floor coverings, underfloor heating and Cat 5 cabling throughout. Natural light is provided from steel framed double glazing.

The accommodation has its own WC facilities within the suite and up to 8 dedicated car spaces can be provided.

ACCOMMODATION:

The property has been inspected and the following gross internal area has been calculated in accordance with the RICS Property Measurement (2nd Edition) and the following areas have been calculated:

	Sq M	Sq Ft
Commercial Unit	144.19	1,552

BUSINESS RATES:

The premises are listed within the Valuation Roll as a Unit with a rateable value of £14,700 with effect from 1st April 2023 and the unit may qualify for up to 25% business rates relief. Further details can be provided on request.

LEASE TERMS:

The property is available to let for a term to be agreed on a full repairing and insuring basis. Further details are available on available on request from the sole marketing agents.

VAT

Rents and outgoings quoted are exclusive of VAT and will be liable at the prevailing rate.

LEGAL FEES

Each party will be responsible for their own legal fees in dealing with the transaction however the purchaser will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE

An energy assessment has been undertaken on the property and an EPC can be provided on request.

VIEWING AND FURTHER INFORMATION:

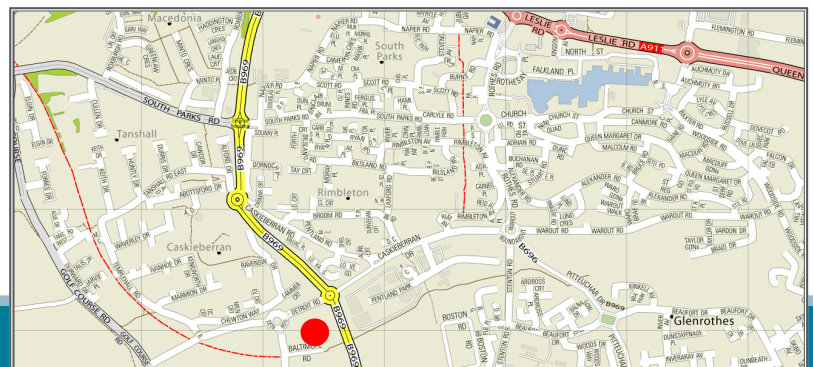
For further information and to arrange viewings please contact the sole marketing agents:

Andrew Reilly Associates Ltd
 Property Consultants Chartered Surveyors
 31 Rutland Square
 Edinburgh
 EH1 2BW

Tel: 0131 229 9885
 Fax: 0131 229 9815

Contact:
 Howard Brooke
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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.