

DM HALL

To Let

Office

First Floor, Unit 5
Lomond Business
Park, Baltimore
Road, Glenrothes
KY6 2PJ



178.21 SQ M NIA
(1918 SQ FT)

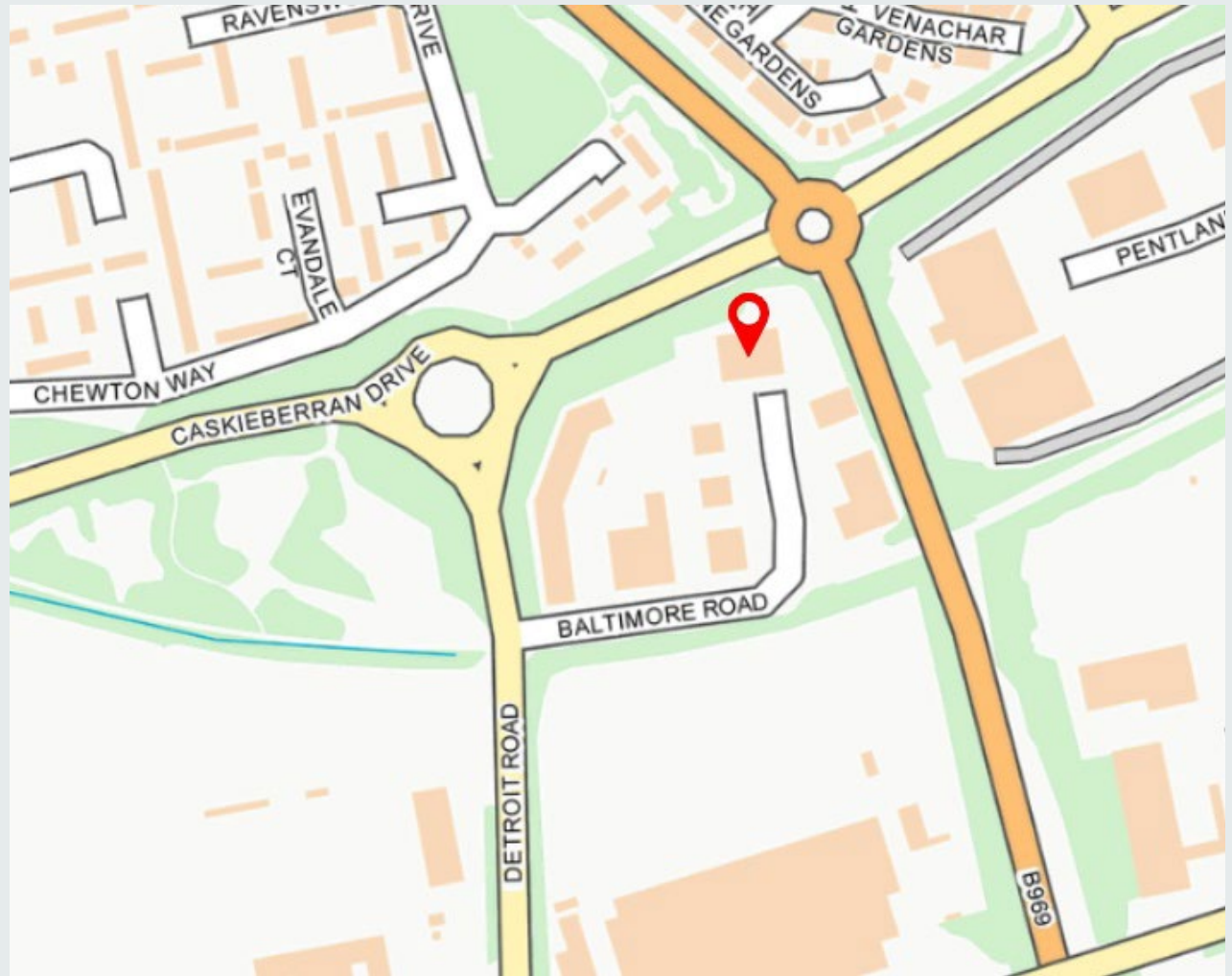
Property Details

- High quality office accommodation
- Easily accessible location
- Private on-site parking
- Available for immediate occupation
- Net Internal Area 178.21 Sq M (1918 Sq Ft)

LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the region and having a resident population in the order of 40,000.

Lomond Business Park is situated between the Southfield and Caskieberran areas of Glenrothes. Less than 5 minutes' drive east of the Bankhead roundabout, which provides direct access to the main A92 and in turn the M90, providing connectivity to Edinburgh, Dunfermline, Kirkcaldy, St Andrews and Dundee. The offices are prominently located in Lomond Business Park, which includes occupiers such as Lomond Group, Adamson Doors and DPS Group. The subjects are located on the eastern side of Baltimore Road.



Property Details

DESCRIPTION:

The subjects comprise two office suites contained on the first floor of a modern two storey building. Unit 5 is a commercial unit of steel frame construction with metal profile cladding to the elevations and pitched roof.

Unit 5C

This upper corner office has been finished to an excellent standard and comprises of open plan office space, meeting room and storage/server area with private WC/shower facilities and under floor heating system.

Unit 5B

This upper internal office is finished to a very high standard with a fitted kitchen, separate male and female WC's and two offices.

Externally the property is served with sufficient car parking spaces, which are finished in mono block.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

First floor Suite 5C	116.89 Sq m (1,258 Sq ft)
First floor Suite 5B	61.32 Sq m (660 Sq ft)



Property Details

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of:

Suite 5C	£16,400 per annum
Suite 5B	£7,300 per annum

LEASE TERMS:

Suite 5C
Rental £15,200 per annum exclusive.
Service charge £4,800 per annum.

Suite 5B
Rental £7,200 per annum exclusive.
Service charge £1,800 per annum.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which is chargeable.

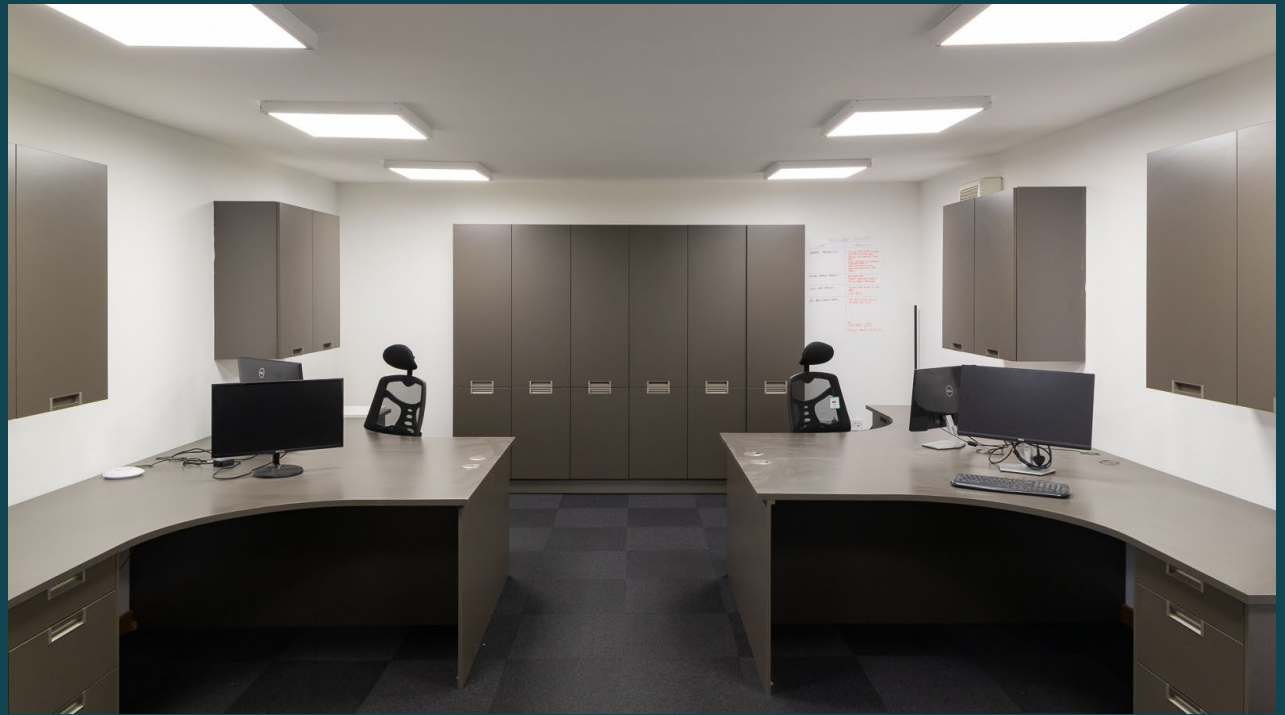
VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agent Lois Paterson at DM Hall:-

DM HALL



Regulated by
RICS



Make an enquiry

ffeaagency@dmhall.co.uk

DM Hall Commercial Department
27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.