

TO LET
OFFICE

 GRAHAM
SIBBALD



26 Victoria Road, Kirkcaldy, KY1 1DS

- Substantial HQ office building
- Prominent town centre location
- Private secure parking (100 cars)
- Site extends 2 acres (0.8 ha)
- Available from Spring 2023

LOCATION

Kirkcaldy is one of Fife's principal centres with a population approaching 50,000 and a catchment area estimated to be in the region 150,000. The town benefits from an excellent transportation network with a railway station on the main east coast line which runs from London's Kings Cross via Edinburgh to Aberdeen. By car, the town is readily accessible via the A92 Fife regional road providing short drive times to Edinburgh, Dundee and The Central Belt.

More specifically, the subjects are located on the northside of Victoria Road, bounded by the junctions of Roseberry Terrace to the west and Dunnikier Road to the east approximately 0.7 miles from the high street and a 10 minute walk from the train station.

The exact location is highlighted on the map.

DESCRIPTION

26 Victoria Road comprises a 3 storey office building consisting of a main core with two annexed wings. Internally the space offers predominantly open plan accommodation. There are over 100 cleared parking spaces to the side and rear of the building offering a generous parking to sqft ratio of 1: 494 sqft. Access to the building is via the main core with passenger lifts providing access to the upper levels.

ACCOMMODATION

Floor	SQ M	SQ FT
Ground Office Reception	1,863.1	20,054
First	42.5	457
Second	1,480.5	15,936
Third	1,201.4	12,932
Total	45,87.5	49,379

DISTANCES TO KEY TOWNS / CITIES

Dundee	43 mins	29 miles
Dunfermline	22 mins	14 miles
Edinburgh	40 mins	28 miles
Glasgow	60 mins	59 miles
Perth	38 mins	35 miles
St Andrews	42 mins	22 miles

RATEABLE VALUE

According to the Scottish Assessors Association, the rateable value is £280,225.

Based on the 2022/23 uniform business rate of £0.524, estimated rates payable of £146,837 per annum excluding water and sewerage which are levied separately.

LEASE TERMS

The property is available by way of a new lease for a negotiable duration.

The landlord intends to put the building back into full repair prior to letting.

Further information on request.

EPC

Band E.

Further information available on request.

SERVICES

Assumed mains gas, electric and water.

DATE OF ENTRY

Spring 2023.

LEGAL COSTS

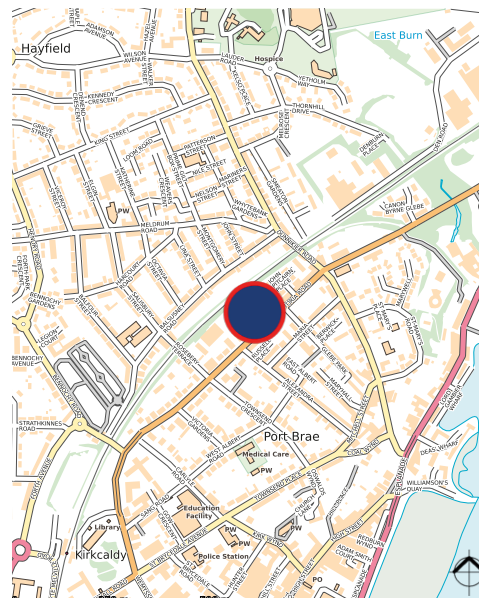
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VAT

VAT may be payable.

VIEWING

Strictly by appointment via the sole letting agents.



To arrange a viewing please contact:



Ross Wilson MRICS

ross.wilson@g-s.co.uk

07803 896939



Duncan Fraser

duncan.fraser@g-s.co.uk

07769 377 431

IMPORTANT NOTICE

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6. Date of Publication: October 2022