



## TO LET - OFFICE

EDISON HOUSE  
FULLERTON ROAD  
GLENROTHES  
KY7 5QR

- Refurbished Accommodation
- Offices available from 32 – 284 SQ M (345 – 3,059 SQ FT)
- Car parking
- Immediate entry available

**LOCATION:**

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

Edison House lies on the north western side of Fullerton Road, approximately ¼ mile from the Preston Roundabout that connects to the A92 and in turn provides access to the Scottish Motorway network.

Occupiers in the vicinity include Lidl, Raytheon Systems, and Spittal Bathrooms and Kitchens.

**DESCRIPTION:**

Edison House comprises a modern single storey office building benefitting from the following:

- Suspended ceilings with integral lighting
- Electric heating
- Toilet facilities
- Car parking

**AVAILABILITY:**

Suite	Size (sq ft)	Rent	Service Charge	Rateable Value*
2	377	£3,000	£1,200	£2,750
3	377	£3,000	£1,200	£2,750
6	377	£3,000	£1,200	£2,750
8	377	£3,000	£1,200	£2,750
10	484	£3,800	£1,550	£3,450
14	345	£2,150	£1,100	£2,450
16	345	£2,150	£1,100	£2,450

\* The level of rates payable is set nationally by the Scottish Government and for the financial year 2023 to 2024 it 49.8p for every £1 of rateable value on properties with a rateable value of less than £51,000. It should be noted that under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief depending on tenant status. Further information on rates payments is available at [www.saa.gov.uk](http://www.saa.gov.uk)

**ENERGY PERFORMANCE CERTIFICATE:**

The subjects have an EPC rating of G. A copy of the EPC is available on request from the letting agents.

**VAT:**

VAT will be payable on the rent.

**LEGAL COSTS:**

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

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the letting agent:

Lois Paterson

Lois.paterson@dmhall.co.uk

DM Hall LLP

27 Canmore Street

Dunfermline

KY12 7NU

Tel: 01383 604100

**VIEWING:**

Strictly by arrangement with the agents.

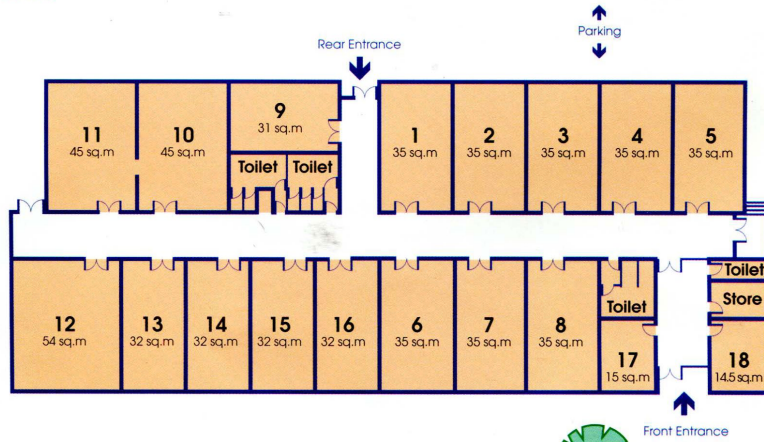
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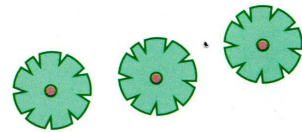


# Floor Plan

Layout of the units



Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.



## IMPORTANT NOTE

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