

# TO LET

## OPEN PLAN FIRST FLOOR OFFICES



### SALTIRE HOUSE, PENTLAND PARK, GLENROTHES KY6 2AL



- **Approx 695 sq.m (7,500 sq.ft). Sub-division possible to create smaller offices of 48 sq.m (525 sq.ft) and above.**
- **Recent lettings to Scottish Enterprise, Skills Development Scotland, Fife Womens Aid and Business Gateway.**
- **Car Parking available**
- **High quality specification**
- **Open plan office suites**
- **DDA compliant**
- **Established business park location**

**VIEWING & FURTHER INFORMATION:**  
Strictly through the letting agent

Jonathan Reid BLE (Hons) MRICS  
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## LOCATION

The property is situated in the thriving town of Glenrothes, the administrative capital of the Kingdom of Fife with a population in the order of 39,000 located approximately 48 km (30 miles) north of Edinburgh, 88 km (55 miles) north east of Glasgow and 35 km (22 miles) south of Dundee. Road accessibility is excellent with the A92 dual carriageway linking Glenrothes to the M90 at Junction 3, 22 km (14 miles) to the west. The M90 provides direct access to Edinburgh, Perth and the national motorway network.

Fife has recently received a number of major economic boosts with contracts for the Forth Road Bridge having been placed and works on MOD Aircraft Carriers also about to commence. In the private sector Shepherd Offshore and Amazon have now begun two major projects in West Fife with significant job creation. These developments which are of national importance will undoubtedly attract further secondary investment to the region which should mean Fife experiences a relatively smooth recovery from the economic downturn.

The subjects are located on Pentland Park, an established and popular business park approximately half a mile to the south-west of the town centre. Other occupiers on Pentland Park include, SEPA, Fife Council, Scottish Enterprise and Rainbow Children's Nursery.

## DESCRIPTION

Saltire House was constructed in the early 1990s and comprises a two storey office building in two wings. The building benefits from extensive car parking to both the east and west of the property.

The building has recently been boosted with lettings to Scottish Enterprise, Skills Development Scotland, Business Gateway and Fife Womans Aid.

The available accommodation is over the first floors and benefits from the following specification:

- Raised floors in part
- Full central heating
- Suspended ceiling with recessed computer compatible lighting in part
- Double glazing
- DDA compliant
- Car parking spaces
- Lift access

## ACCOMMODATION

The space has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The approximate Net Internal Areas (NIA) is 695 sq.m (7,500 sq.ft). Sub-division possible to create smaller offices of 48 sq.m (525 sq.ft) and above.



Scottish Enterprise offices



## RATEABLE VALUE

The rates liability will need to be assessed on occupation of the incoming tenant.

## TERMS

The subjects are available to let on flexible terms as a whole or in part. **INCENTIVES AVAILABLE.**

## VIEWING

Strictly by appointment with the letting agents:

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