

DM HALL

For Sale

OFFICE INVESTMENT
FOR SALE



Unit 4, Lomond
Business Park,
Glenrothes, KY6
2PJ

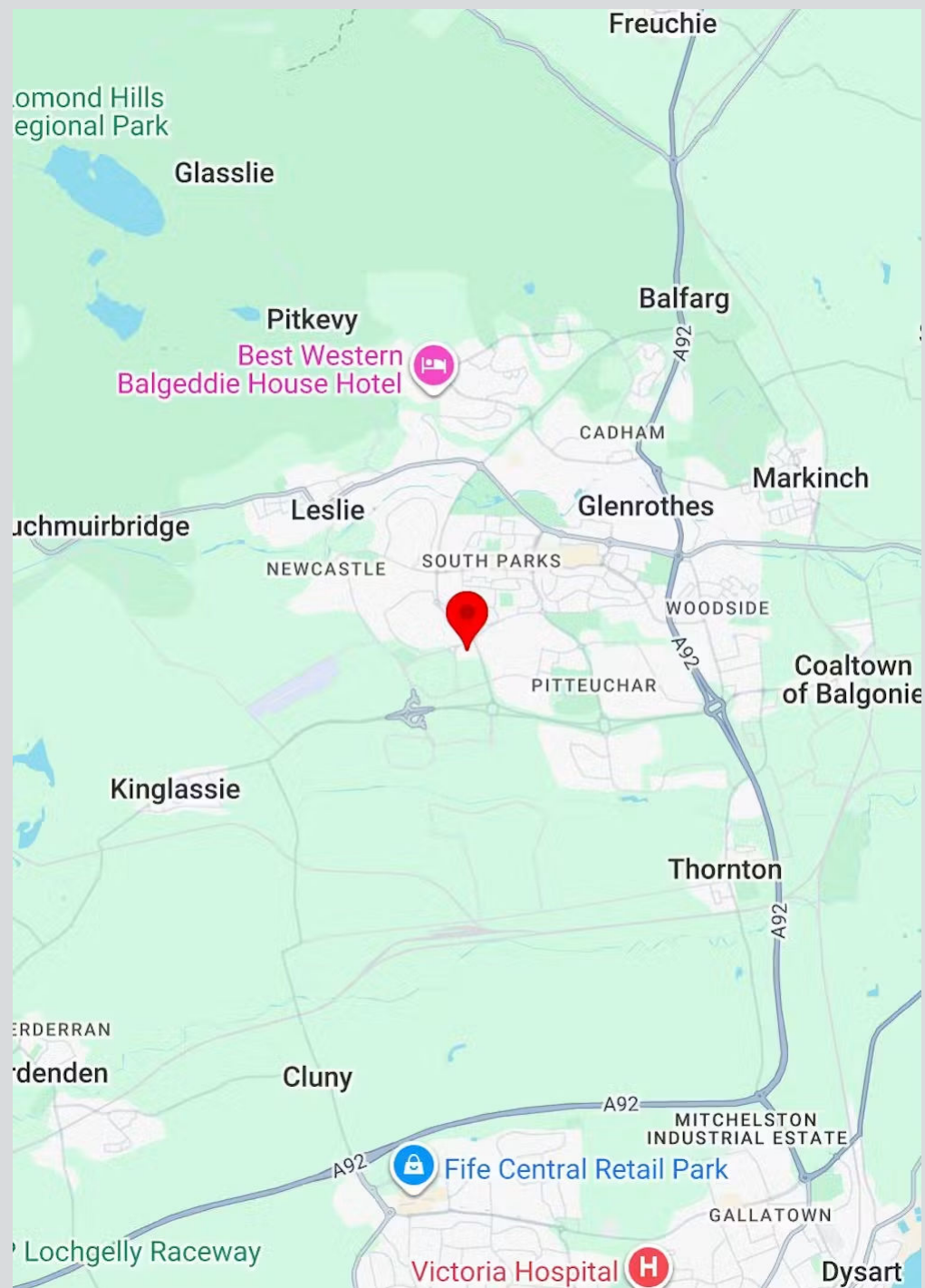
6,303 sq ft
(585.57 sq m)

- Let to Fife Women's Aid, a well established charity organisation
- Passing at £50,000 per annum on a 10 year FRI lease from 16th August 2024
- Established office park location with excellent on site parking
- 10 year lease with 5 yearly rent reviews and a tenant break option at year 5
- Future potential for other office lettings, business centre use etc
- Well presented and landscaped grounds surrounding
- Offers in the region of £500,000 invited

DESCRIPTION

The subjects comprise a well presented office investment with approx 8 years remaining on the lease. The building is of a two storey, stand alone design benefitting from an excellent on site parking provision and landscaped grounds.

Internally it has been fitted to provide a range of open plan and smaller office/meeting rooms, suited to the tenants on going requirements.



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 subject property is located on the eastern side of Baltimore Road in a small development of similar office pavilions .

The offices are prominently located in Lomond Business Park, a popular office location which includes occupiers such as Lomond Group, Adamson Doors , DPS Group and smaller business centre operators.

FLOOR AREA

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size
Unit - Office	Unit	Office	Office	6,303 sq ft
Total				

TERMS

The property is let to Fife Women's Aid, a well established charitable organisation. The lease is for a period of 10 years from 24th August 2024 incorporating a tenants break option and upward only Rent Review at year 5.

The passing rental is £50,000 with the lease structured on typical, FRI terms.



EPC

C (32)

VAT

All prices quoted are exclusive of VAT which may be chargeable

PRICE

Offers in the region of £500,000

NON-DOMESTIC RATES

Rateable Value: £57,000

VIEWING & FURTHER INFORMATION

Strictly through the sole selling agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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PROPERTY REF: ESA3768

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