TO LET

38 Unicorn Way Kingdom
Shopping Centre
Glenrothes KY7 5NU



Retail Opportunity

Rent: On Application

Ground Floor: 1,786 sq ft

Location
Glenrothes is a popular new town located in Fife, approximately 30 miles to be north of Edinburgh and 20 miles south of Dundee. The town has a residential population in the region of 40,000 and a population within 20km of over 250,000. The Kingdom Centre comprises approximately 430,000 sq ft (40,000 sqm) of retail accommodation planned over a single level and with an average footfall of approximately 106,000 per week. The subject property is located in a busy part of the mall. Nearby retailers include New Look, Ryman and Yours.

Accommodation
The premises is arranged over the ground floor comprising the following approximate net internal area:

Ground Floor: 1,786 sq ft / 165.99 sqm

Lease
The subjects are available by way of a new FRI lease.

Rent
On Application

Rates
Rateable Value: £13,700
UBR (2026/27): £0.481
Rates Payable: £6,590 pa

Service Charge
The estimated service charge for this financial year is £9,940.

EPC
An EPC Report is available on request.

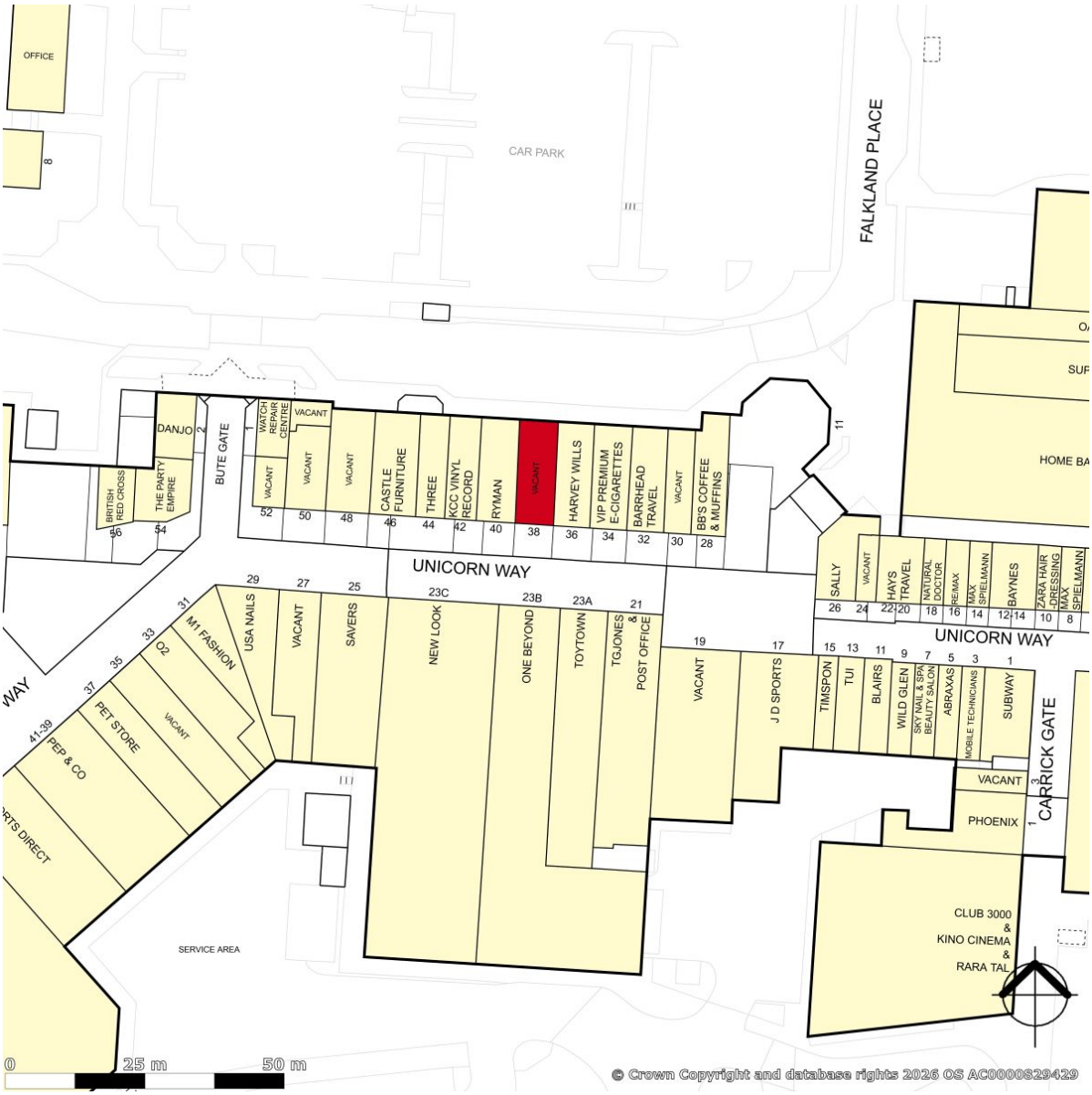
Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction.

ORINSEN

90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@orinsen.com orinsen.com

TO LET

38 Unicorn Way
Kingdom Shopping Centre
Glenrothes KY7 5NS



Viewing strictly by appointment through ORINSEN

Tom Forster
T. 0131 374 1111
M. 07919 920126
E. tforster@orinsen.com

Important Notice
ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves inde-pendently as to the incidence of VAT in respect of any transaction. **Published: August 2025**