DM HALL

To Let

Office



Office Suite
First Floor
Unit 5
Lomond Business Park
Baltimore Road
Glenrothes
KY6 2PJ

113.21 SQ M
1,219 SQ FT

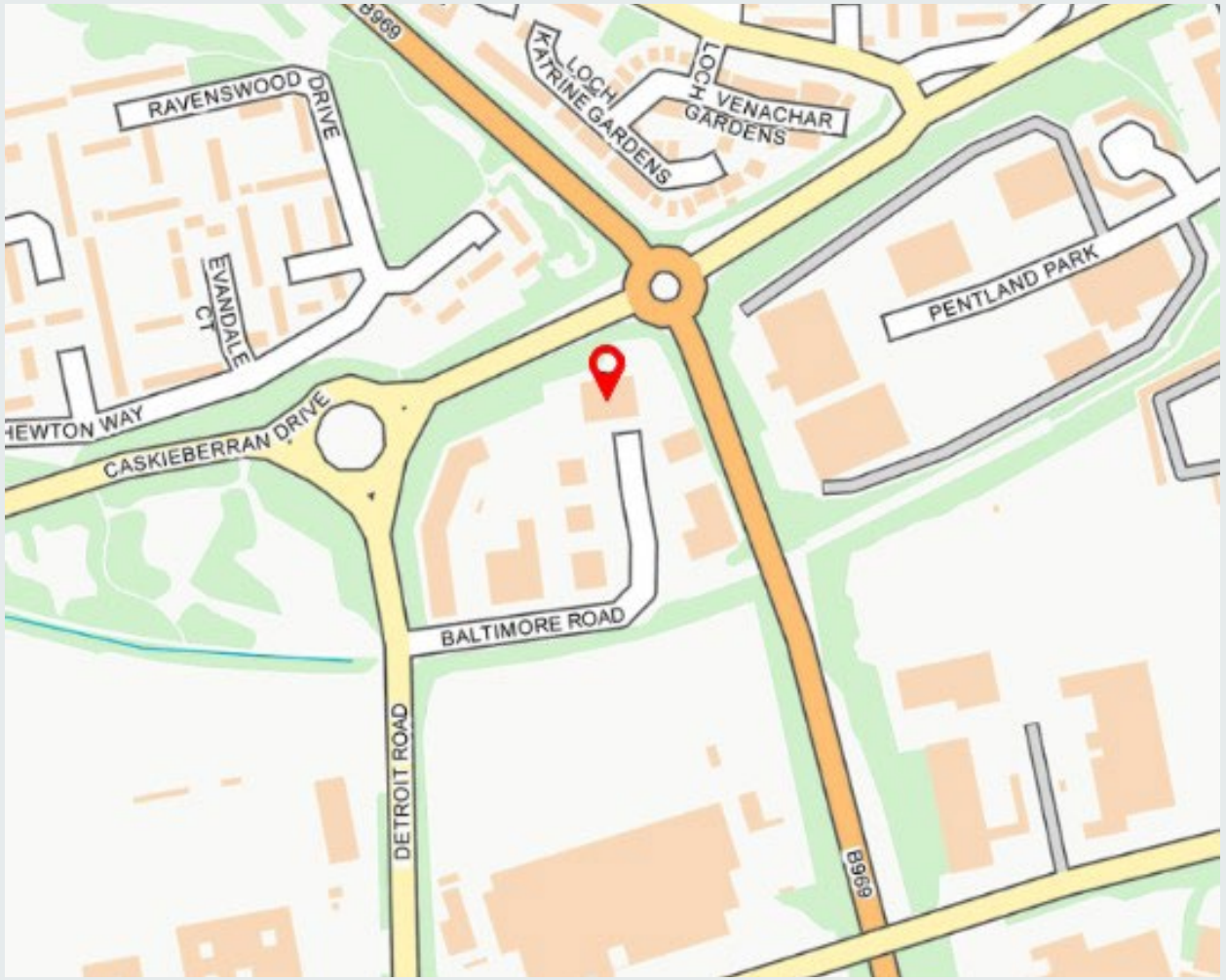
Property Details

- High quality office accommodation
- Easily accessible location
- Private on-site parking
- Available for immediate occupation
- Net Internal Area 113.21 Sq M (1,219 Sq Ft)

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 offices are prominently located in Lomond Business Park, which includes occupiers such as Lomond Group, Adamson Doors and DPS Group. The subjects are located on the eastern side of Baltimore Road.

The location of the property is shown on the undernoted plan.















Property Details

DESCRIPTION:
The property comprises an office suite contained on the first floor of a modern two storey building. Unit 5 is a commercial unit of steel frame construction with metal profile cladding to the elevations and pitched roof.

This upper corner office is finished to a very high standard with a fitted kitchen, separate male and female WC's, shower, boardroom and three offices.

Externally the property is served with sufficient car parking spaces, which are finished in mono block.

ACCOMMODATION & FLOOR AREAS :
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
First Floor	Office suite	113.21	1,219

ENERGY PERFORMANCE:
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C.

NON-DOMESTIC RATES:
According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

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RENTAL:
Offers of £9000 per annum plus VAT exclusive are invited.

SERVICE CHARGE:
A service charge will be applicable including the cost of utilities, cleaning and general maintenance. Further information can be obtained from the selling agents.

LEASE TERMS:
The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

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

VAT:
All prices quoted are exclusive of VAT which is charged.

VIEWING ARRANGEMENTS:
Strictly by contacting the sole letting agents Leigh Porteous at DM Hall.

ANTI MONEY LAUNDERING:
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Leigh Porteous

fifeagency@dmhall.co.uk

DM Hall LLP
27 Canmore Street
Dunfermline
EH12 6DD

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

PROPERTY REF: ESA3537

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