

Gym, Fitness, Wellness Space For Lease in a Desirable Location

The Tax Office, Pentland Park, Glenrothes, KY6 2AL



TO LET

100 TO 7,500 SQ FT
(9.29 TO 696.77 SQ M)

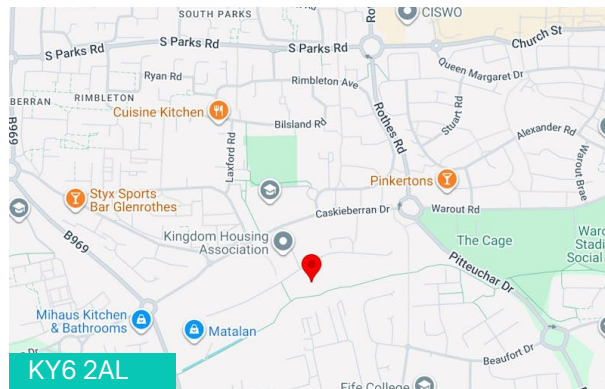
**£5 - £6 PER SQ FT RENT SUBJECT TO
LANDLORD INVOLVEMENT AND
WORKS REQUIRED.**

Opportunity to secure
studio/gym space within a
thriving business centre.

- 100-6,700+ sqft available
- Suited to a multitude of Fitness, Gym, Wellness, Pilates offerings
- Site consistently being developed with full tenancy within the next 12 months
- Potential for 24 hour access with parking facilities
- Space for individual health, beauty and wellbeing businesses with smaller suites from 85-135 sqft

Summary

Available Size	100 to 7,500 sq ft
Rent	£5 - £6 per sq ft Rent subject to landlord involvement and works required.
Business Rates	The incoming tenant will be responsible for arranging any Non-Domestic Rates assessment, with liability dependent upon the final configuration and use of the accommodation.
Service Charge	£4 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

An excellent opportunity to establish a gym, fitness or wellness business within a busy multi-let commercial building. The available accommodation comprises a ground floor suite extending to approximately 2,912 sq ft, alongside a separate studio space of 1,025 sq ft, with additional first-floor accommodation of approximately 2,800 sq ft potentially available.

The property benefits from ample on-site parking, excellent accessibility and a built-in customer base generated by more than 20 businesses operating within the building. The flexible layout is suitable for a wide range of uses including gym, personal training, physiotherapy, yoga, pilates, martial arts and other wellness-focused operators.

Location

The Tax Office occupies a prominent position within Pentland Park, one of Glenrothes' principal business locations. Conveniently situated close to the A92, the property offers excellent access throughout Fife and the wider Central Belt. Glenrothes serves as Mid-Fife's main commercial centre, benefiting from a substantial local population and an established business community, generating strong levels of daily footfall and activity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Space	2,912	270.53	Available
Ground - Studio / Suite	1,025	95.23	Available
1st - Studio / Gym Space	2,818	261.80	Available
Ground - Health & Wellness Space	100	9.29	Available
Total	6,855	636.85	

Use Class / Planning

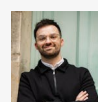
Depending on the use (Gym etc) a change of use may be required to operate in this sector.

The Spaces

Available are 2 large gym/fitness spaces with capacity for 2,500-2,900 sqft, smaller studio spaces for health, wellbeing operators from 85 sqft to 1,025 sqft.



Viewing & Further Information



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