

MODERN REFURBISHED OFFICE SPACE AVAILABLE

- > OFFICES FROM 1,000 SQ. FT. UP TO 8,000 SQ. FT.
- > GOOD QUALITY BUSINESS PARK LOCATION
- > CAR PARKING INCLUDED
- > DDA COMPLIANT
- > RENTS FROM £7.50 PER SQ. FT. UNDER LEASE AGREEMENT

TO LET

SALTIRE HOUSE, PENTLAND PARK, GLENROTHES, KY6 2AL

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442 www.shepherd.co.uk



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.

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.

DESCRIPTION

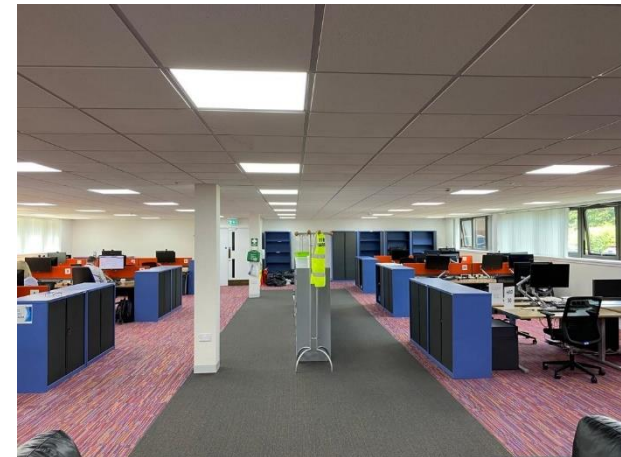
Saltire house was constructed in the early 1990s and comprises a two storey office building, developed, in two wings. The building benefits from extensive car parking to both the east and west of the property.

The accommodation benefits from the following specification:

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

ACCOMMODATION	m²	ft²
Ground Floor Suite 1	536	5,769
Ground Floor Suite 2	219	2,357

Sub division is possible and office suites from 1,000 sq. ft. upwards could be made available.



RATEABLE VALUE

Rateable Value – The subjects will require to be assessed for rating purposes depending upon the space taken.

LEASE TERMS

The subjects are available for lease for a negotiable term of years at a rental rate of £7.50 psf.

EPC

EPC Rating – ‘D’.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

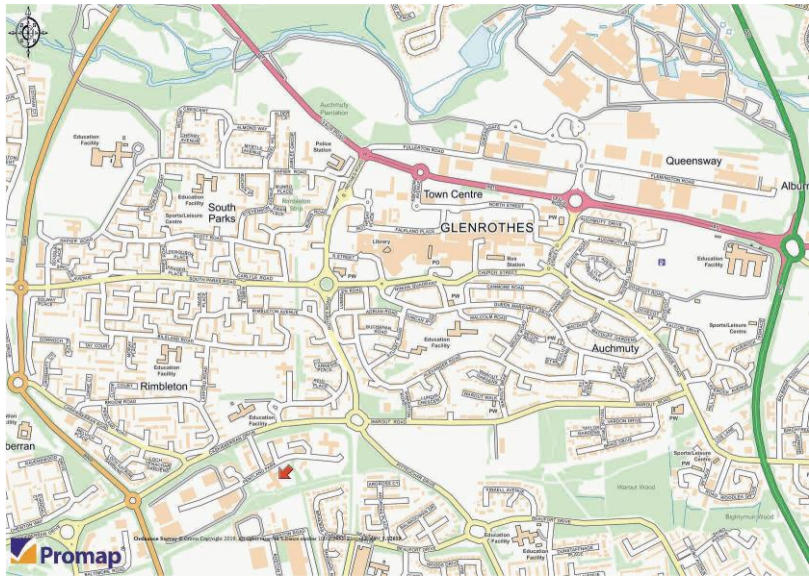
Each party to bear their own legal costs in connection with this transaction.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. JULY 2023