

TO LET

**TOWN CENTRE
OFFICE
ACCOMMODATION**

Flexible office accommodation
suitable for a variety of occupiers.

Space available ranging from 60
sq.m (646 sq.ft) up to 311 sq.m
(3348 sq.ft)

Disabled access.

Flexible rental terms and
incentives available.

Prominent central location with
good public transport links



VIDEO TOUR



WHAT 3 WORDS

ALBANY HOUSE, 3 NORTH STREET, GLENROTHES

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Location

ALBANY HOUSE, 3 NORTH STREET, GLENROTHES



Fife is a coastal area of Scotland situated between the Firth of Tay and the firth of forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest local authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

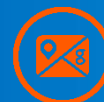
Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife containing both Fife Council and Fife Constabulary Headquarters. It is a major industrial centre and the economy is largely reliant on light industry and local government jobs.

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The subjects are prominently located within the centre of the town adjacent to Kingdom Shopping Centre and accessible to all local amenities, services and public transport routes.

Description



FIND ON GOOGLE MAPS



Description

ALBANY HOUSE, 3 NORTH STREET, GLENROTHES



The subjects comprise a ground floor entrance and first floor office premises within a two-storey office building of brick construction.

The Scottish Children's Reporters Administration occupy the ground floor.

The office provides flexible accommodation which is arranged in a number of small private offices and larger meeting/staff rooms and benefits from communal toilet and kitchen facilities.

In addition, the property offers disabled lift access.

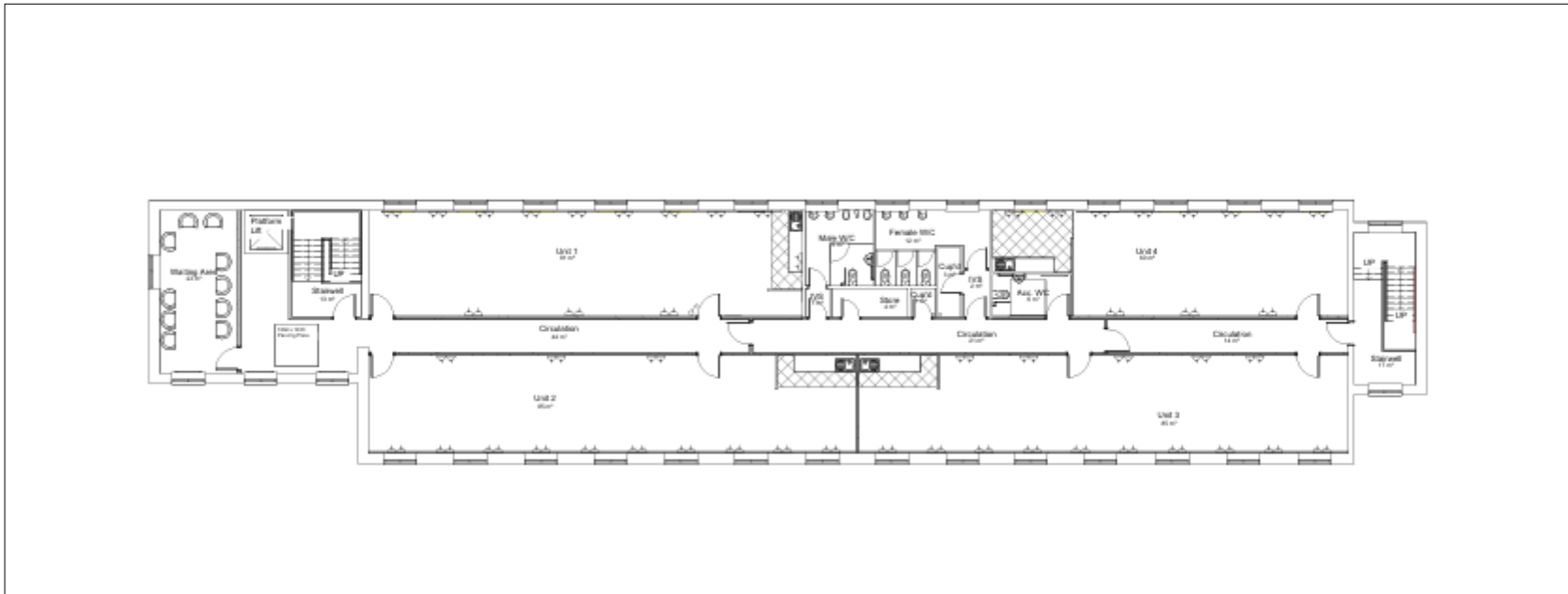
Accommodation

Unit	m ²	ft ²
Unit 1	81	872
Unit 2	85	915
Unit 3	85	915
Unit 4	60	646
TOTAL	311	3348

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Plans

ALBANY HOUSE, 3 NORTH STREET, GLENROTHES





Rental

On application

Lease Terms

Flexible lease terms of 12 months and more.

Rateable Value

The subjects will require to be assessed for rating purposes.

VAT

Prices are quoted exclusive of VAT if applicable.

Legal Costs

Each party is responsible for their own legal costs.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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