

# COMMERCIAL

# TO LET



- SUITABLE FOR VARIETY OF USE
- 128.58 SQ M (1,384 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING
- POTENTIAL FOR SUB DIVISION
- ELIGIBLE FOR 100% RATE RELIEF

**4&5 PENTLAND COURT, SALTIRE CENTRE,  
GLENROTHES, KY6 2DA**

**ara**  
Andrew Reilly Associates

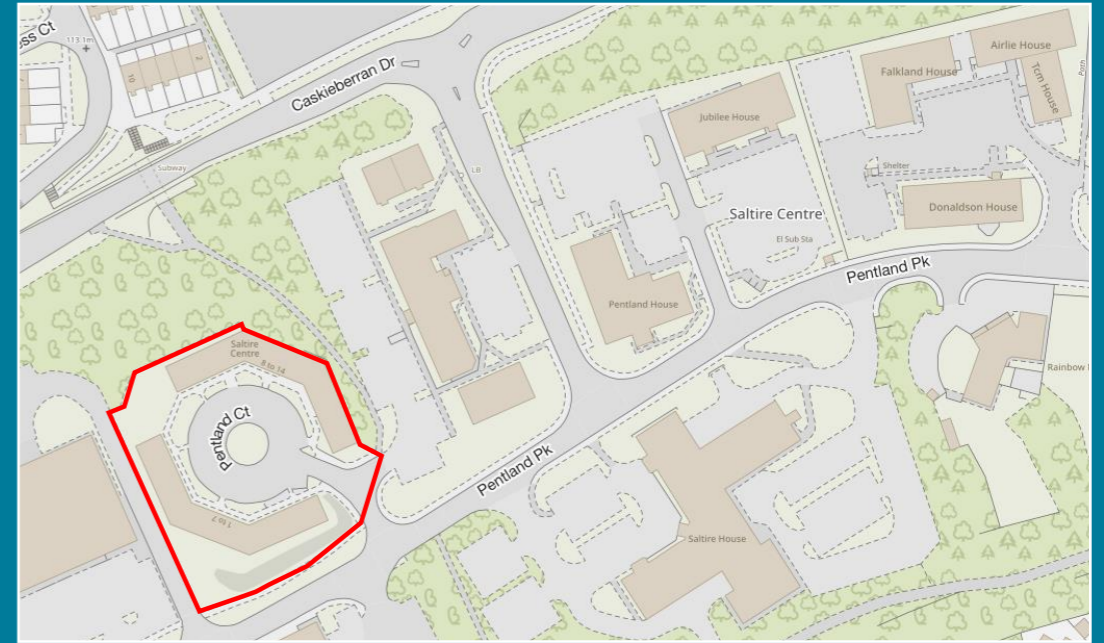
0131 229 9885

## Location

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife.

Pentland Court lies approximately 1 mile southwest of the Kingdom Centre, the principal retail area within the town, and benefits from good communication links in view of its close proximity to the B921 Kinglassie Road, which provides access to the A92 central Fife link road at the Bankhead roundabout. The A92 in turn connects Glenrothes with Dundee to the north and Dunfermline/ the M90 motorway to the west.

The surrounding area provides a mixed use environment including office pavilions together with a number of national retailers at Saltire Retail Park including Matalan and Poundstretcher, with planning proposals put forward for Sainsbury's and The Range.



## Description

The property is a mid terrace commercial unit suitable for a variety of uses. Display windows and glazed pedestrian double doors are incorporated to the front of the property. Common car parking is available immediately outside.

Internally, the accommodation has been formed from two units providing open plan space, suitable for a variety of occupiers, for uses including workshop, office or retail. Flooring is of carpet tiles throughout and fluorescent lighting is inset to suspended ceiling. Heating is provided by way of a combi gas boiler.

Unit 5 has been fitted out to create a small office together with kitchen/staff break out facilities and there are WC facilities in both units.



## Accommodation

The property has been inspected and the following gross internal area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

	Sq M	Sq Ft
Commercial Unit	128.58	1,384

## Lease Terms

Suites are available on flexible terms. Further details are available from the sole letting agents.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Rateable Value

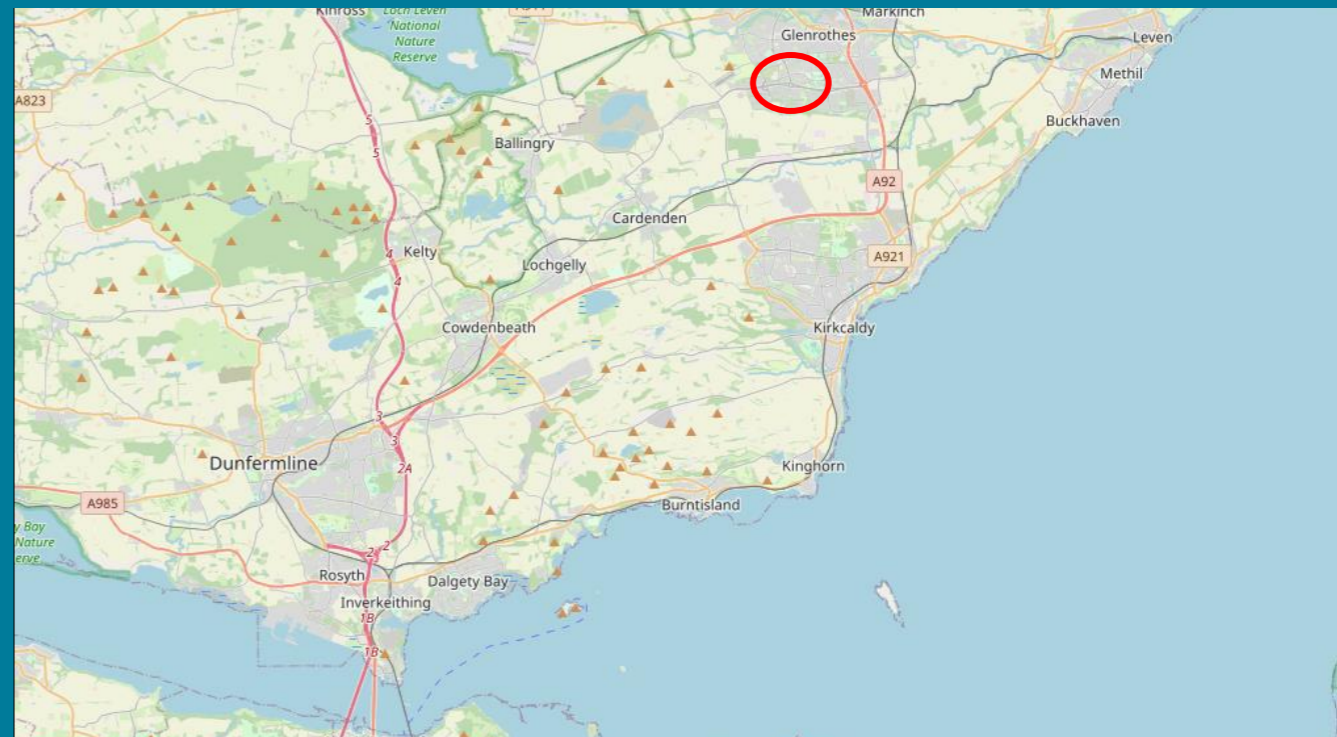
The property is entered in the Valuation Roll as a Unit with a rateable value of £9,500 and may qualify for 100% business rates relief

## Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

## Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction however the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



## Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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