

# OFFICE

# TO LET



- MODERN OFFICE SUITES IN MULTI-OCCUPIED PAVILION
- 10 SQ M (107 SQ FT) to 190 SQ M (2,000 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING

**JUBILEE HOUSE, PENTLAND PARK,  
SALTIRE CENTRE, GLENROTHES, KY6 2AH**

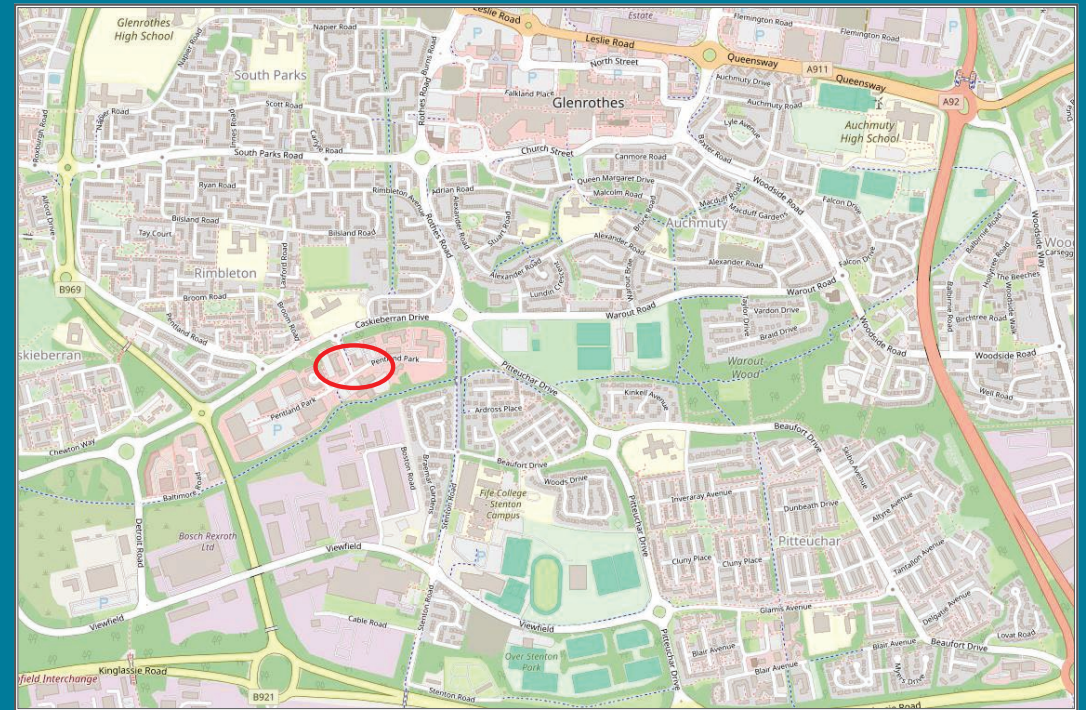


## Location

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.

Jubilee House 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 and leisure operators at Saltire Retail Park including Homebase, Matalan, Poundstretcher and Xtreme Trampoline Park.



## Description

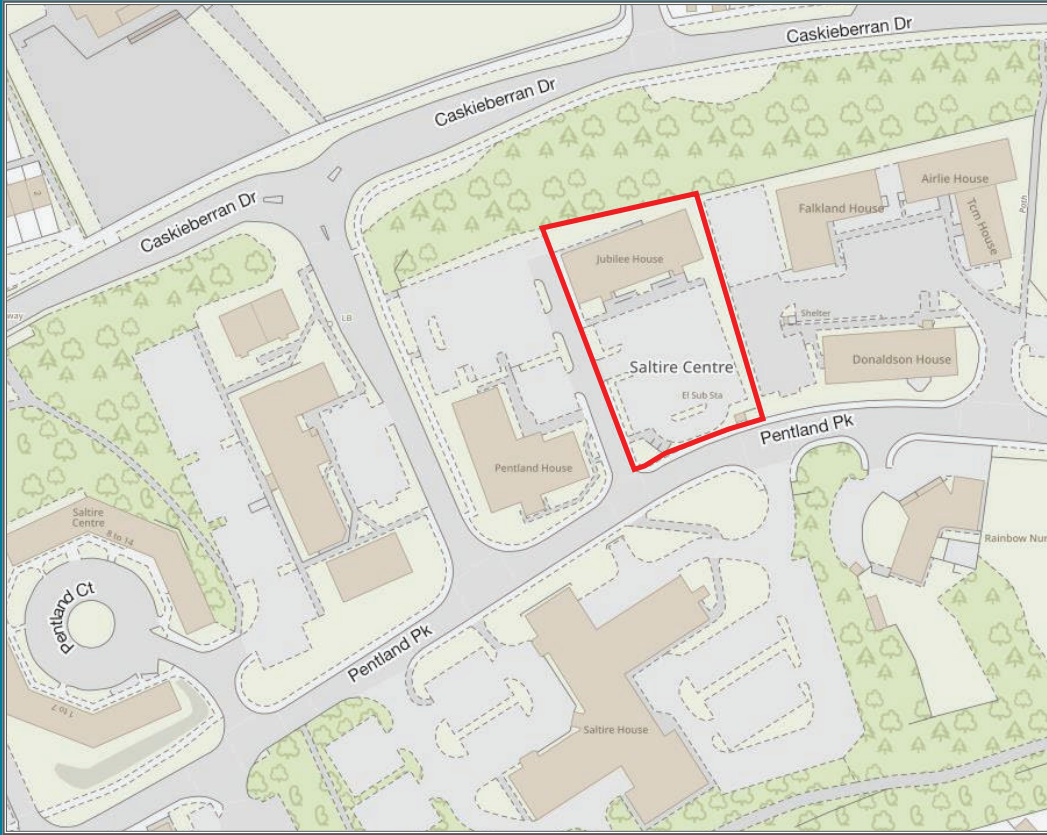
Jubilee House offers a range of modern office suites in a multi-occupied pavilion, situated in one of Glenrothes premiere business parks.

Various suites are available however all include 24-hour access, air conditioning, secure entry phone access, carpet tile floor coverings and suspended ceilings within inset fluorescent lighting. Pentland House is DDA compliant and tenants have access to communal kitchen and meeting rooms.

## Accommodation

Please see the attached schedule for details of current availability.





## 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

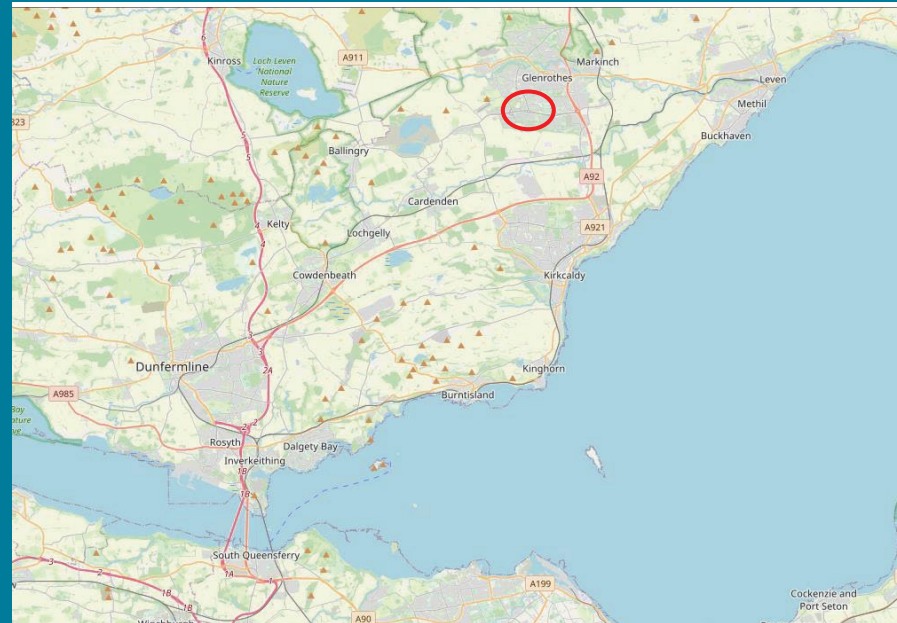
Suites are individually listed for non-domestic rating purposes and may qualify for up to 100% business rates relief.

## Energy Performance Certificate

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

## Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser 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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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.