

# COMMERCIAL

# TO LET



- SUITABLE FOR OFFICE, WORKSHOP OR RETAIL
- 193.80 SQ M (2,086 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING
- POTENTIAL FOR SUB DIVISION

**10 & 11/ 12 PENTLAND COURT, SALTIRE CENTRE,  
GLENROTHES, KY6 2DA**

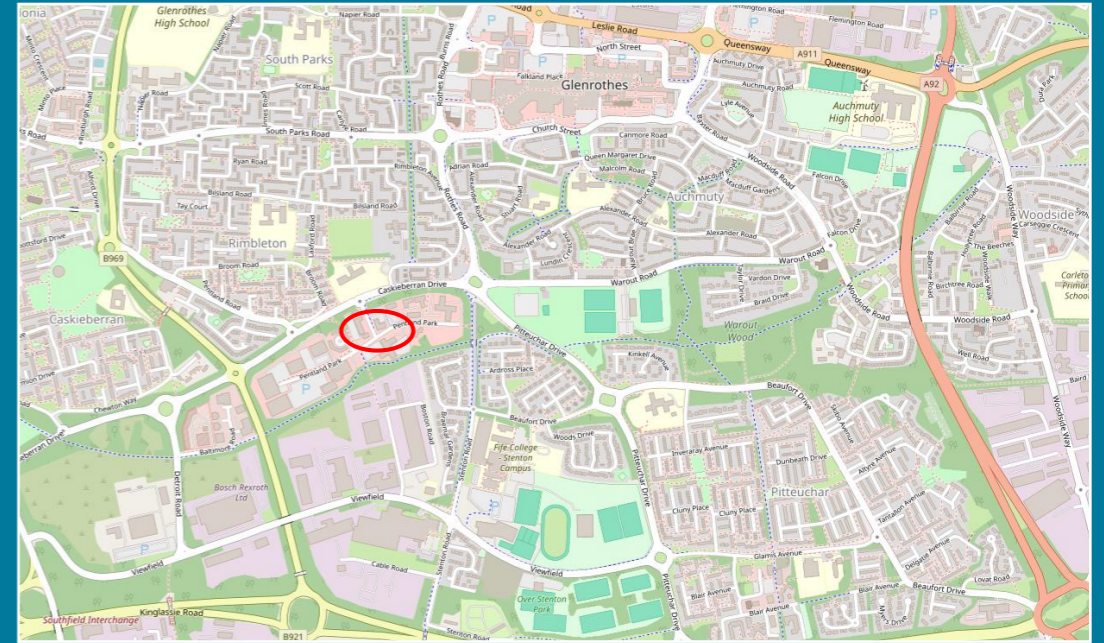
**ara**  
Andrew Reilly Associates  
0131 229 9885

## 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 and have benefit of secure shutters. Common car parking is available immediately outside.

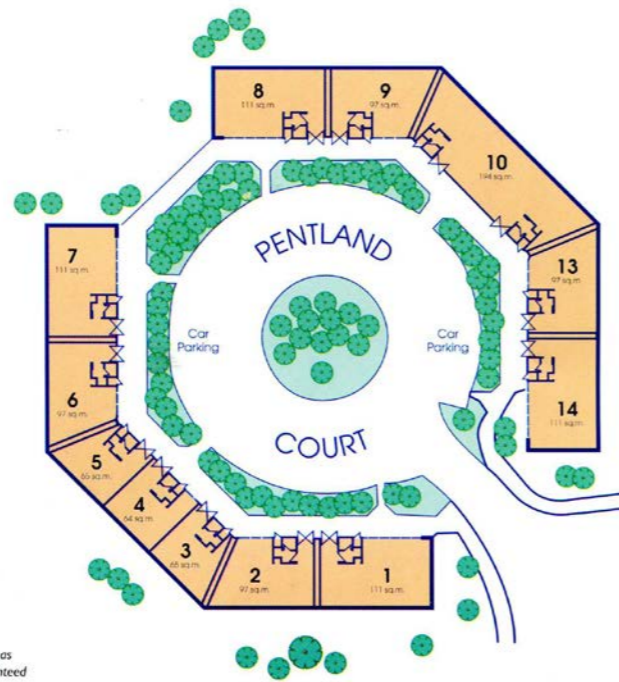
Internally, the accommodation has been formed from two units providing open plan space and cellular offices, suitable for a variety of occupiers for uses including workshop, office or retail. Walls are of painted plasterboard, flooring is of carpet tiles and fluorescent lighting is inset to suspended ceiling throughout.

Heating is by way of electric storage heaters. Unit 10 has been fitted out to create a small office together with kitchen/staff break out facilities and there are WC facilities in both units.

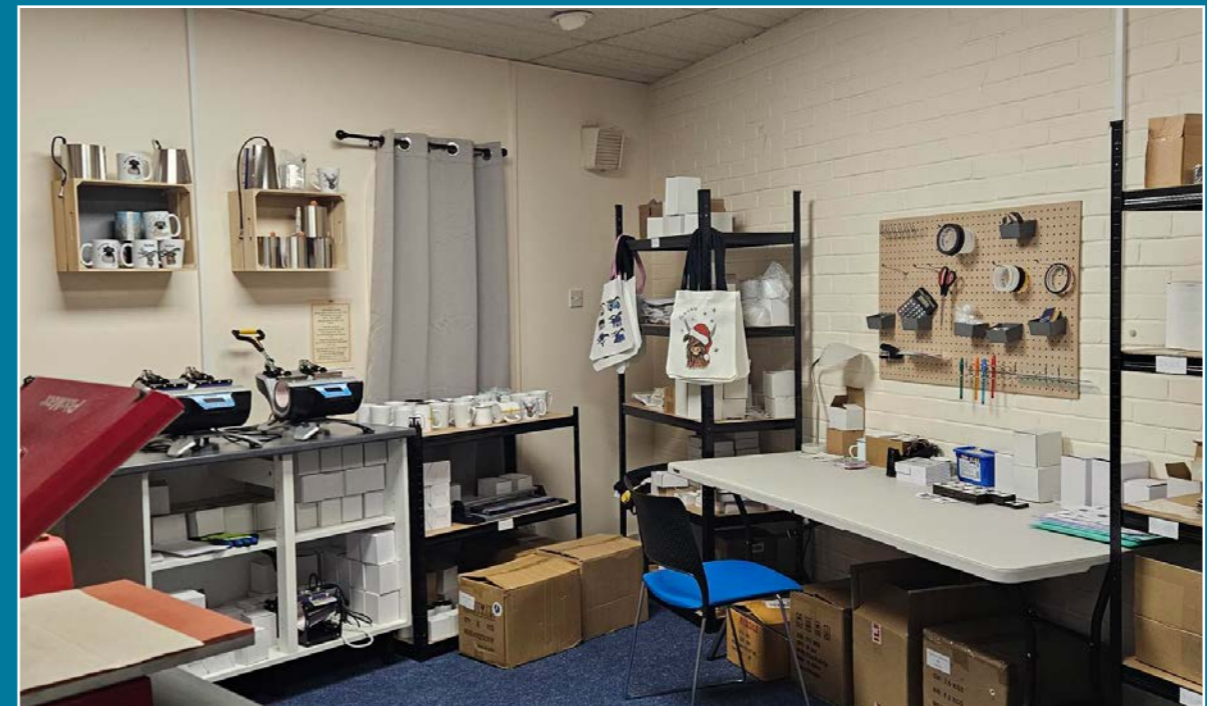


# Floor Plan

Layout of the units



Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.



## 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	193.80	2,086

## Lease Terms

The Units 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

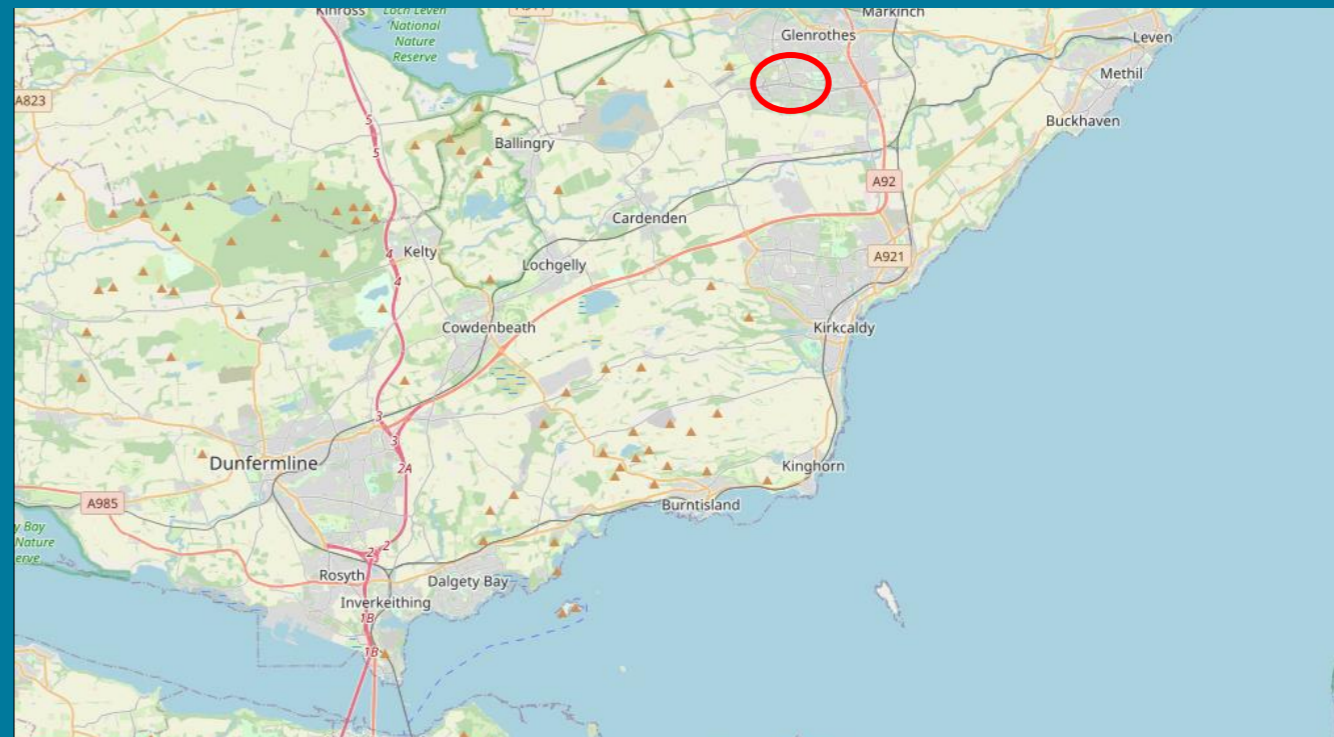
The unit is currently listed in the Valuation Roll with a rateable value of £13,100 and as such may qualify for percentage of small business rates relief. New occupiers will have right to appeal RV.

## 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 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:

Louise Reilly

T: 07856 413476

E: l.reilly@andrewreillyassociates.co.uk

Howard Brooke

T: 07973 540528

E: h.brooke@andrewreillyassociates.co.uk



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.