

# OFFICE

**ara**

Andrew Reilly Associates

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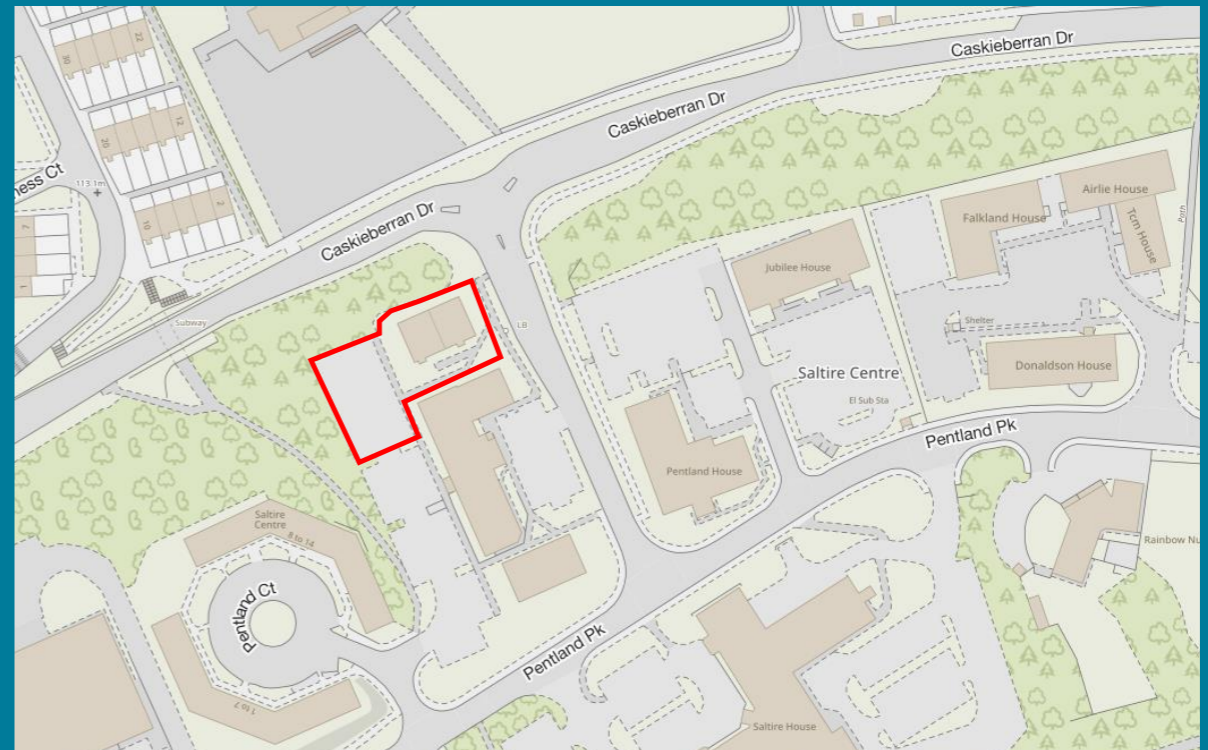
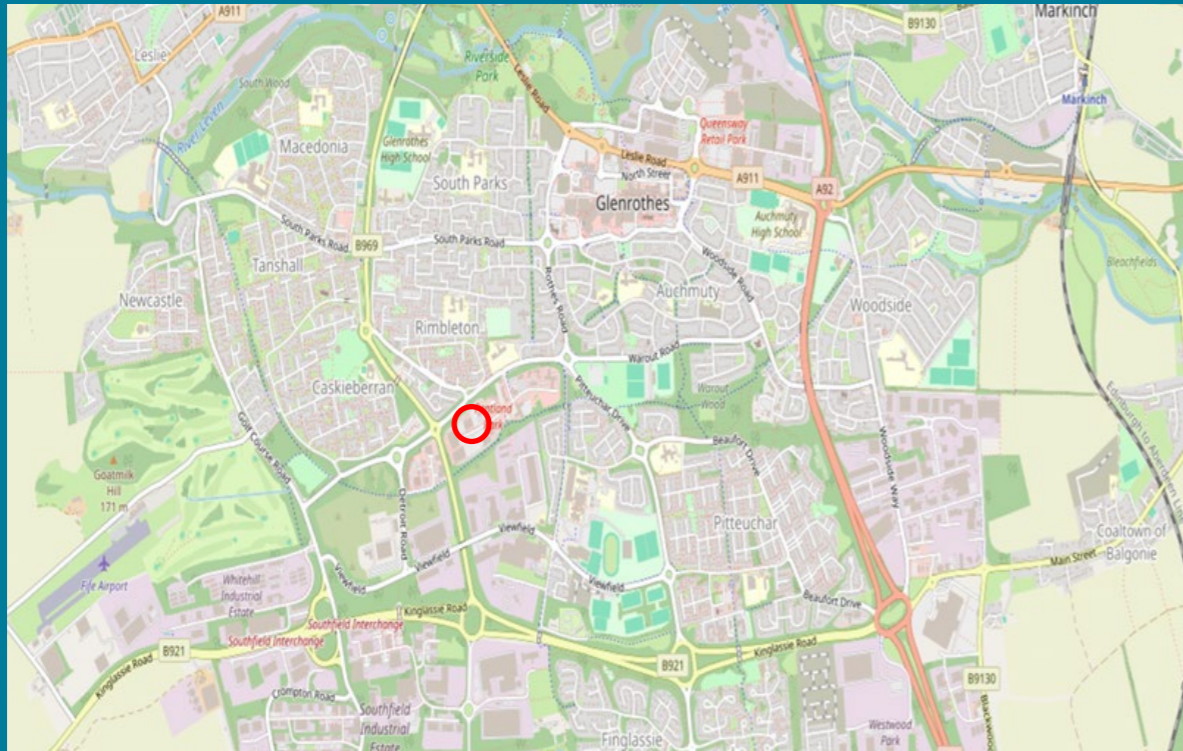
**FOR SALE**

## **SELF CONTAINED OFFICE PAVILLION**



## **NEW LAW HOUSE, PENTLAND PARK, SALTIRE CENTRE, GLENROTHES, KY6 2AH**

- WELL LOCATED OFFICE PAVILLION WITH GOOD ACCESS TO THE A92
- DEDICATED CAR PARK
- SALE WITH VACANT POSSESSION - OFFERS OVER £350,000
- 385.36 SQ M (4,148 SQ FT)



## 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.

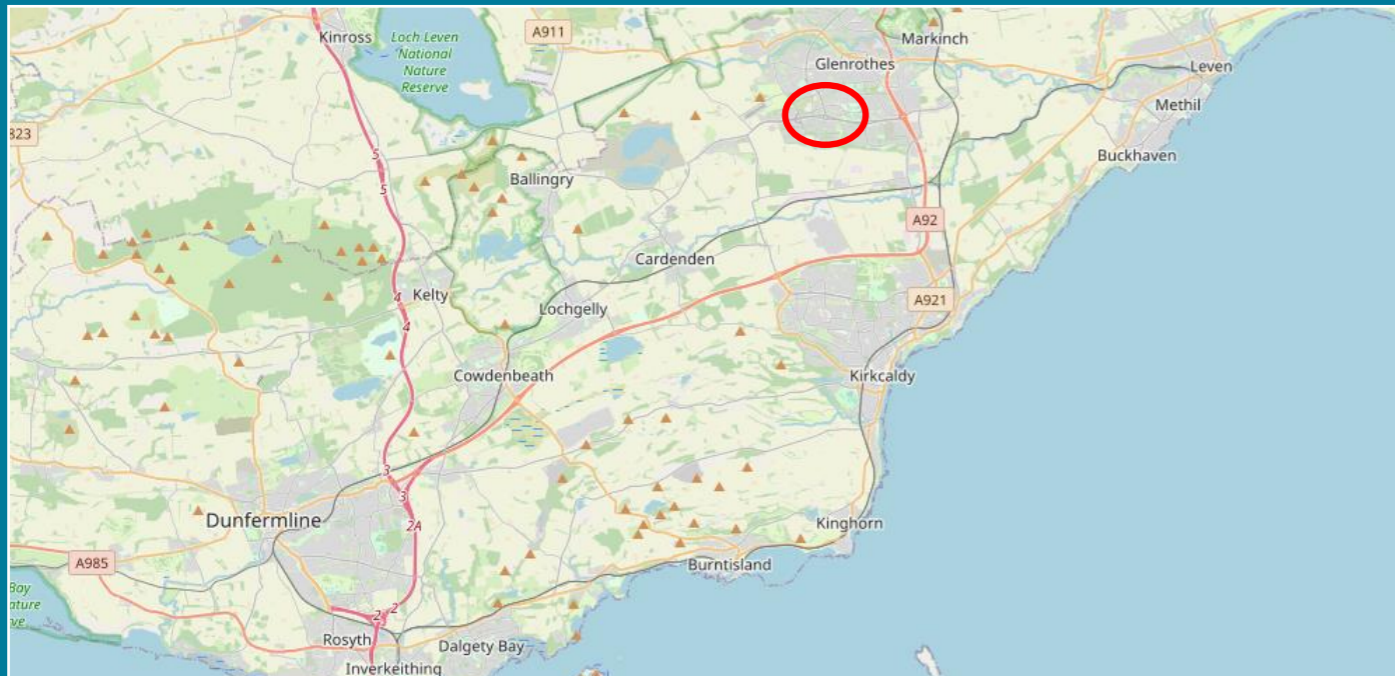
Pentland Park lies approximately 1 mile southwest of the Kingdom Centre, the principal retail area within the town, and benefits from good communication links in view of its close proximity to the B921 Kinglassie Road, which provides access to the A92 central Fife link road at the Bankhead roundabout. 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 national retailers operators Matalan and Poundstretcher at Saltire Retail Park, with planning proposals put forward for Sainsbury's and The Range.

## Description

New Law House is a two storey office building which is available for sale with vacant possession. It is situated in one of Glenrothes premiere business parks and benefits from the following specification:

- A mixture of cellular offices ranging from 79 sq ft to 598 sq ft
- Secure Entry Phone Access
- Air Conditioning
- Excellent Car Parking
- Communal kitchens on both ground and first floors
- Carpet tile floor coverings throughout
- Suspended Ceilings with inset fluorescent lighting
- Gas Fired central heating



### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice – 6th Edition, on a gross internal basis and is as follows:

Ground Floor	192.68 sq m	2,074 sq ft
First Floor	192.68 sq m	2,074 sq ft
<b>Total gross internal area</b>	<b>385.36 sq m</b>	<b>4,148 sq ft</b>

### Sale Terms

Offers over £350,000 are sought for the purchase of our client's heritable interest in the property. Further details are available from the sole marketing 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 some may qualify for up to 100% business rate 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 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:

Louise Reilly

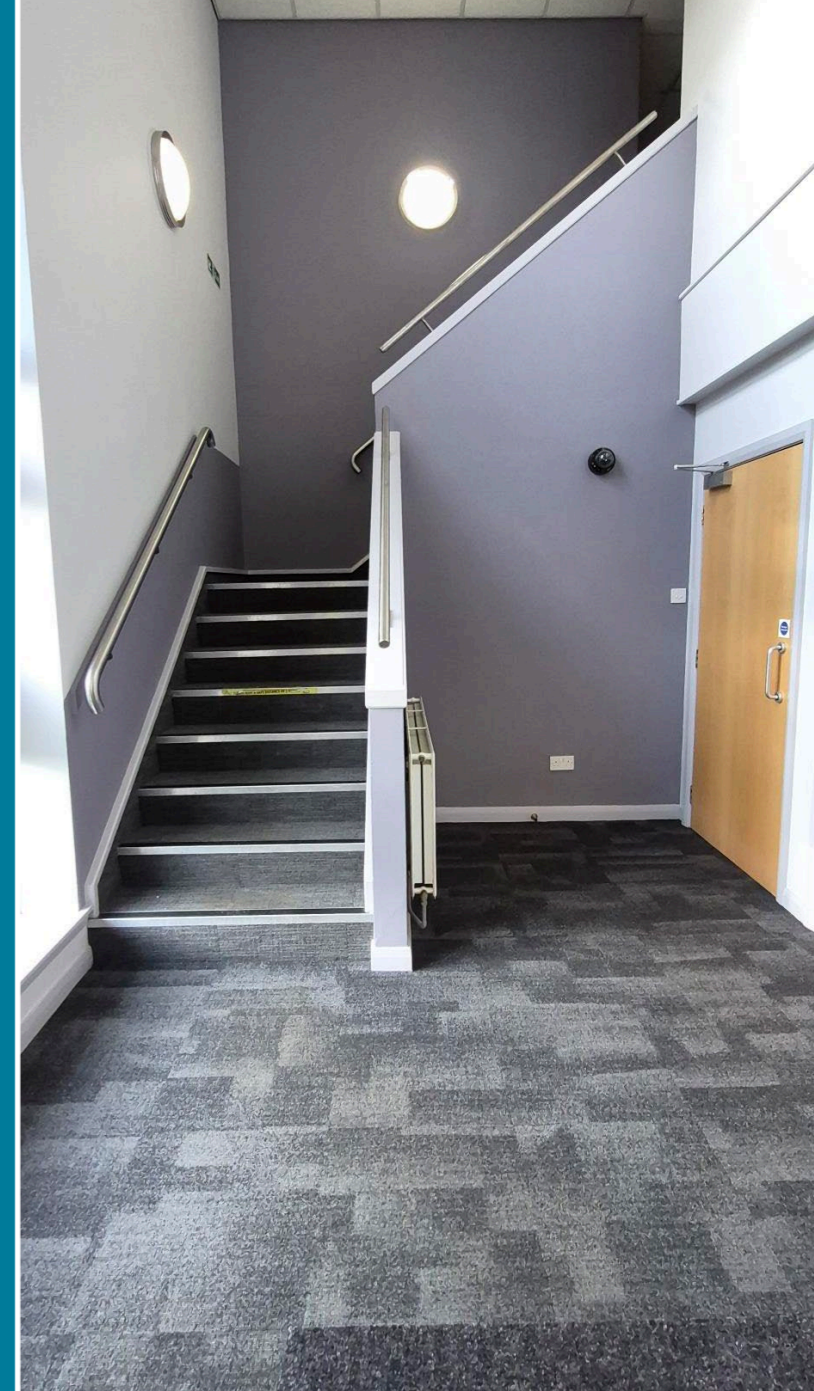
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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided 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.