

# COMMERCIAL

# TO LET



- SUITABLE FOR OFFICE, WORKSHOP OR RETAIL
- 208.1 SQ M (2,240 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING

**1 - 2 PENTLAND COURT, SALTIRE CENTRE,  
GLENROTHES, KY6 2DA**



## 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.

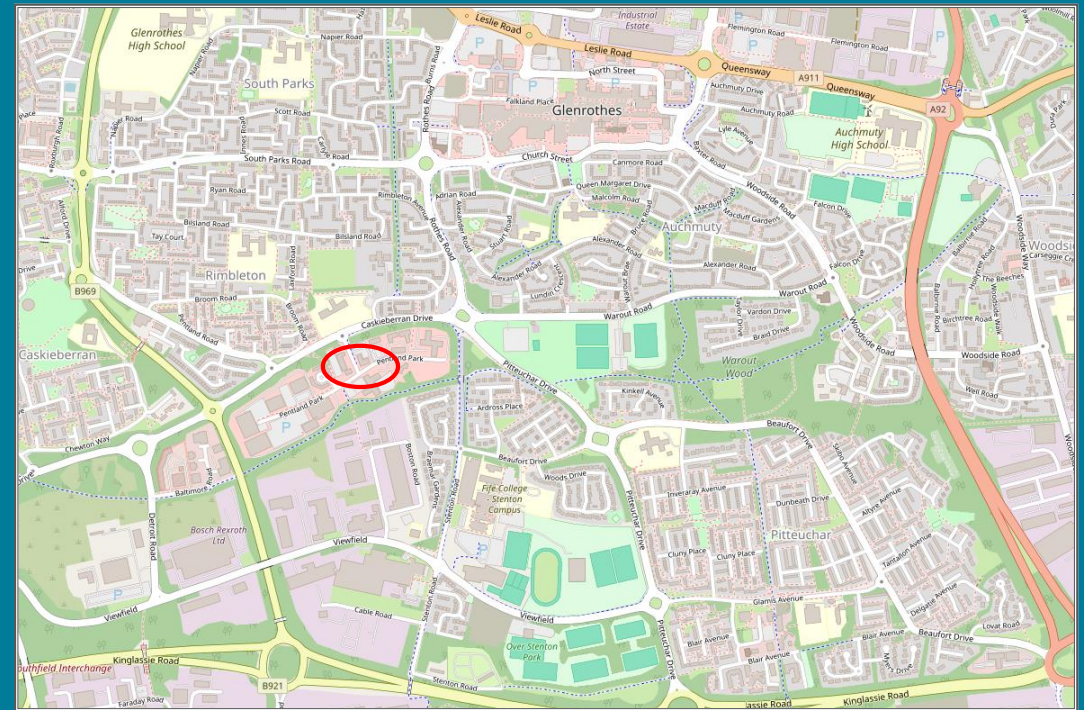
The surrounding area provides a mixed use environment including office pavilions together with a number of national retailers and leisure operators at Saltire Retail Park including Homebase, Matalan, Poundstretcher and Xtreme Trampoline Park.

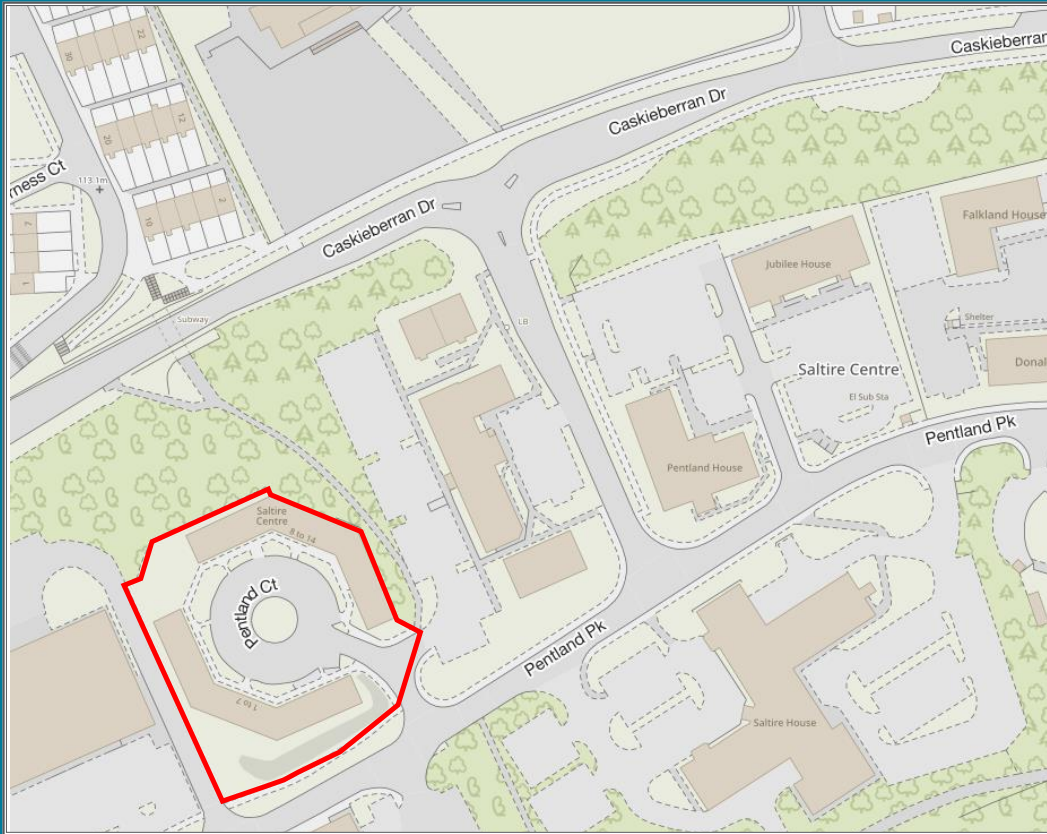
## Description

The property is an end-or terrace commercial unit suitable for a variety of uses. Display windows and glazed pedestrian double doors with ramp access are incorporated to the front of the property and 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 storage, office or retail. Walls are of painted plasterboard, flooring is hard wearing vinyl and fluorescent lighting is inset to suspended ceiling throughout.

Unit 2 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	208.10	2,240

## 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

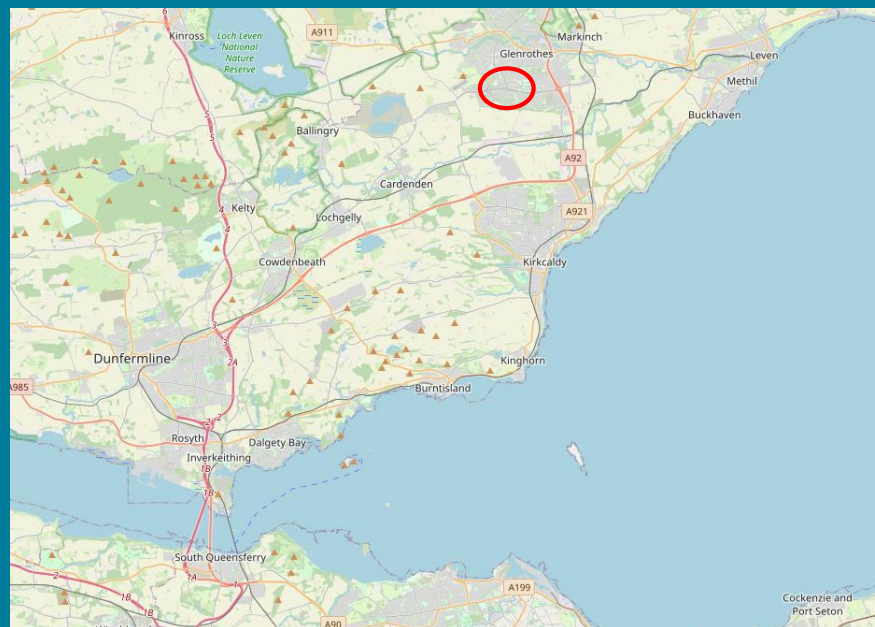
Suites are individually listed for non-domestic rating purposes and may qualify for up to 100% business rates relief.

## 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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