

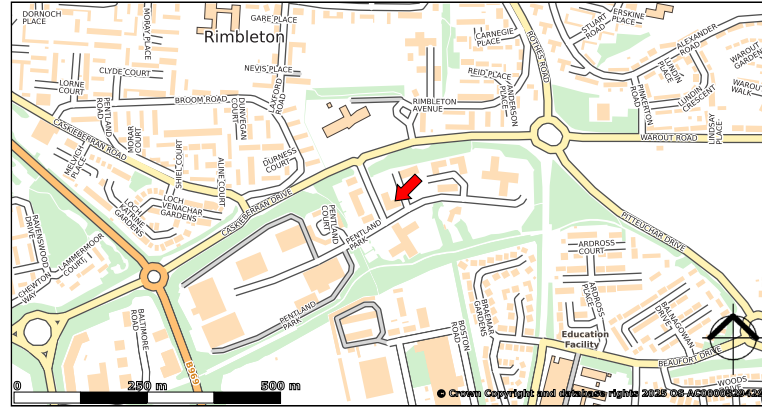
TO LET
OFFICE SUITE

**GRAHAM
SIBBALD**



Office Suite, First Floor,
20 Pentland House,
Pentland Court,
Glenrothes, KY6 2AH

- Modern open plan office suite
- Accessible Location
- Car parking
- Extends to a NIA of 94.89 sq.m (1,021 sq.ft)



To arrange a viewing please contact:



Duncan Fraser
Director
07769377431
duncan.fraser@g-s.co.uk

LOCATION

The town of Glenrothes has a resident population of approximately 40,000 people being located in Central Fife, approximately five miles to the north of Kirkcaldy and some 35 miles north east of Edinburgh. The town has good communication links to Central Scotland via the A92 East Fife Regional Road which provides dual carriageway links to Scotland's motorway network.

Glenrothes forms Fife's administrative capital and industrial nucleus and has a full range of facilities that would be expected of a town of this size.

The subjects are situated within Pentland Park towards its eastern end. It is situated on the north side of the street on a corner plot and near to the junction with Caskieberran Drive.

This is a primarily business location with a number of other office/business premises with a small retail park towards its western extent.

DESCRIPTION

The subjects comprise a modern first floor office suite contained within a larger 2 storey building of brick construction surmounted by a pitched and tile clad roof. Offices internally are of modern design with good levels of natural light. It has raised floors, plasterboard lined walls and suspended tile ceilings.

Toilets are available and are shared with existing occupiers.

There is also a provision of onsite car parking.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a net Internal Area basis:

First Floor Office - 94.89 sq.m (1,021 sq.ft)

RENT

£12,000 per annum, exclusive of VAT

RATEABLE VALUE

The property will require reassessment upon let. All enquiries should be directed to the Fife Assessor.

EPC

EPC will be available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

VIEWING

By appointment with the sole letting agents.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2025