



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 3, Suite 6, Lomond Business Park,
Baltimore Road, Glenrothes, Fife, KY6 2PJ

OFFICE SUITE

- 600 FT²
- LEASE FROM £6,000 PER ANNUM
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIVATE PARKING
- READY FOR IMMEDIATE OCCUPATION

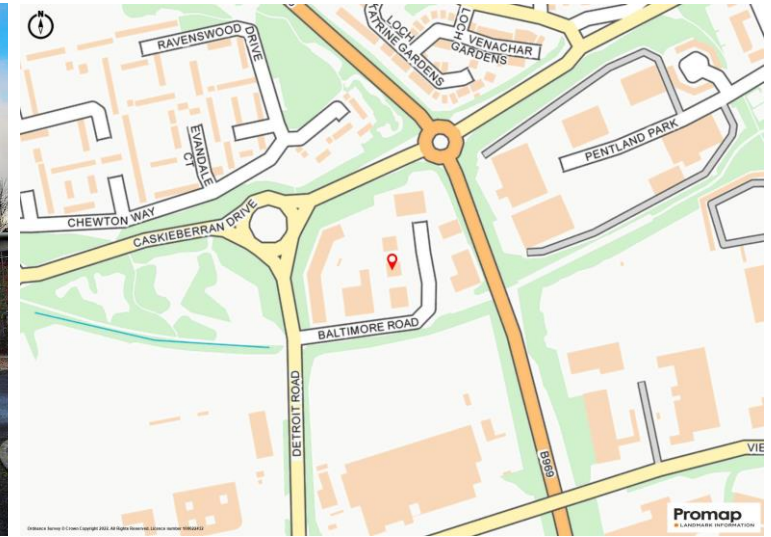


LOCATION

Glenrothes is a town situated in the heart of Fife and is Fife's third largest town with a population approaching 40,000 people. The town is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Transport links are excellent with readily available access to the A92 and the M90 trunk road.

The subjects are located on the eastern side of Baltimore Road.



DESCRIPTION

The subjects comprise an office suite contained on first floor of modern 2 story building.

Internally the property benefits from shared kitchen facilities and toilets.

PROPOSAL

Lease from £6,000 per annum for a new FRI lease.

A service charge will be payable.

RATING

Rateable value £5,200.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Total: 55.74m²/600ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

EPC

Available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

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