



FALCONER

PROPERTY CONSULTANTS

**BLOCK 1,
SALTIRE BUSINESS PARK,
PENTLAND COURT,
GLENROTHES
KY6 2DA**

TO LET/MAY SELL

- LEASE FROM £22,500 PER ANNUM
- 2,570 FT²
- GENEROUS PRIVATE PARKING
- PROMINENT CORNER LOCATION



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 north western side of Pentland Park close to its junction with Caskieberran Drive and have a prominent site at the entrance to Saltire Retail and Business Park.

DESCRIPTION

The subjects comprise a single storey detached building of brick construction and a pitched and tiled roof.

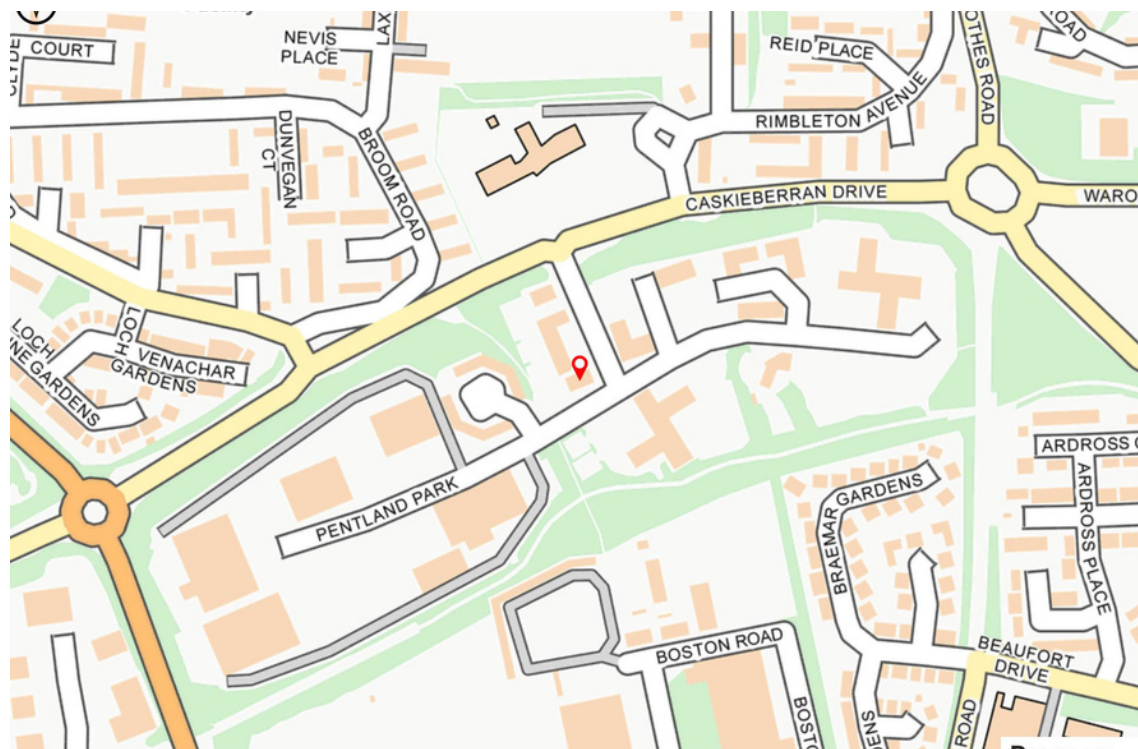
Internally the property comprises of an entrance hall/reception, a large open plan office space with a separate meeting space, a kitchen/staff seating area and a disabled/ladies w.c and separate gents W.C.

The property benefits from a being a prominent corner plot with laid out garden ground and private parking.

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 gross internal area (GIA):

239m²/2,570ft²



PROPOSAL

Lease from £22,500 for a new FRI lease.

PLANNING

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

RATING

Current rateable value £12,600.

EPC

A copy of the EPC will be 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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

VAT

N/A.



VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

COLIN DEVINE



MOBILE: 07775863688



PERTH: 01738 230 200



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