COMMERCIAL UNIT

TO LET



- SUITABLE FOR A VARIETY OF USES
- 111.11 SQ M (1,196 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING
- ELIGIBLE FOR 100% RATE RELIEF

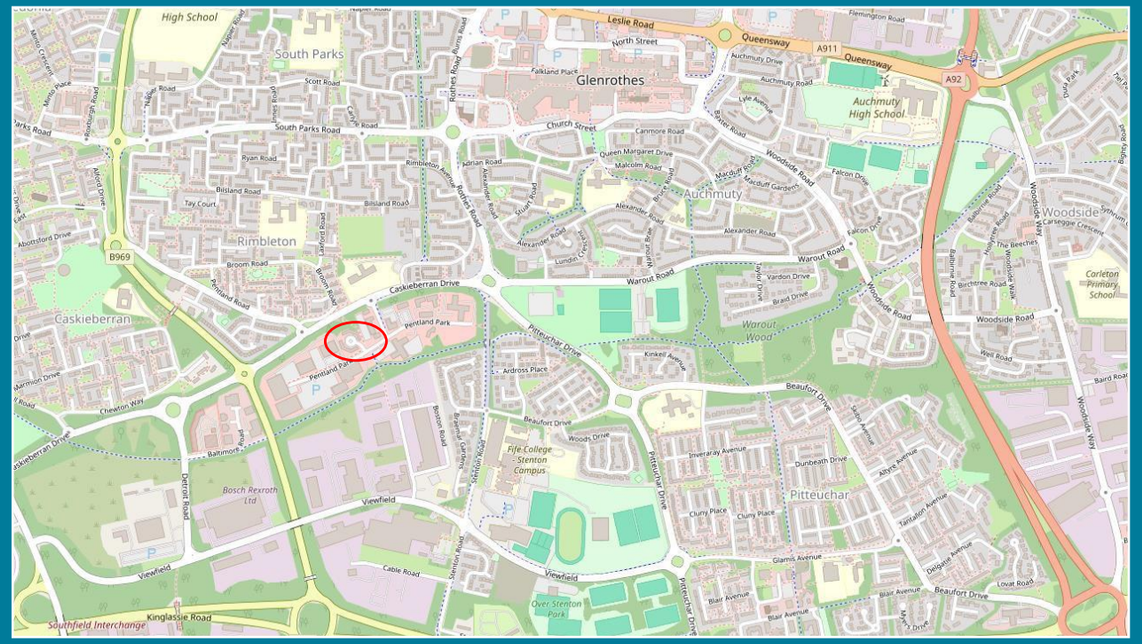
8 PENTLAND COURT, SALTIRE CENTRE, GLENROTHES, KY6 2DA

ara
Andrew Reilly Associates
0131 229 9885

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 ay 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 retailer Matalan, with planning proposals put forward for Sainsbury's and The Range.



Description

The property is an end terrace commercial unit suitable for a variety of uses. Display windows and glazed pedestrian double doors are incorporated to the front of the property and common car parking is available immediately outside.

The accommodation is formed to create open plan space together with kitchen/staff break out facilities. The unit benefits from good natural lighting, is of steel framed construction and walls are a mix of painted brick and plasterboard finish.



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	111.11	1,196

Lease Terms

The unit is 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

The unit is currently listed in the Valuation Roll with a rateable value of £9,000 and may qualify for up to 100% business rates relief.

Energy Performance Certificate

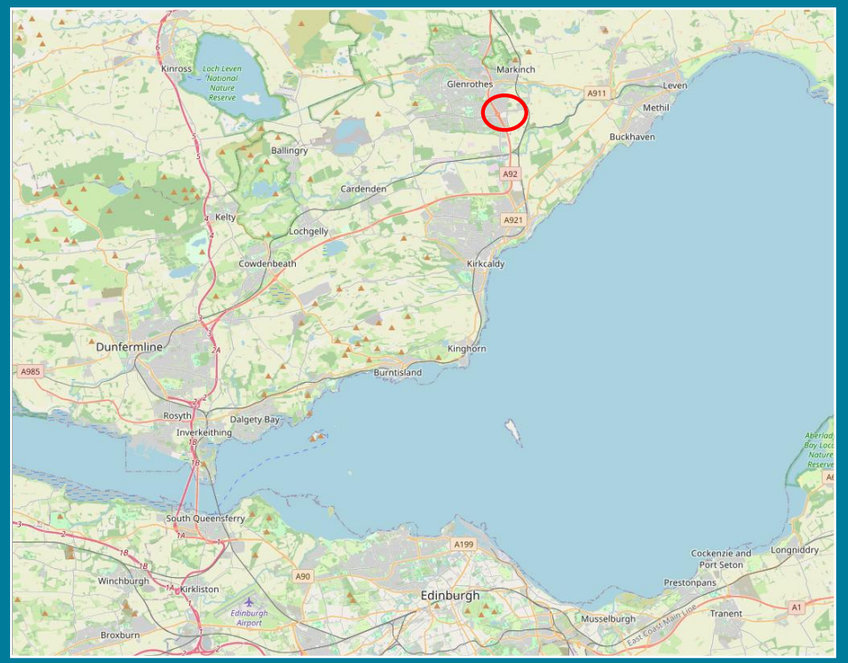
A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction however the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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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 themself 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.