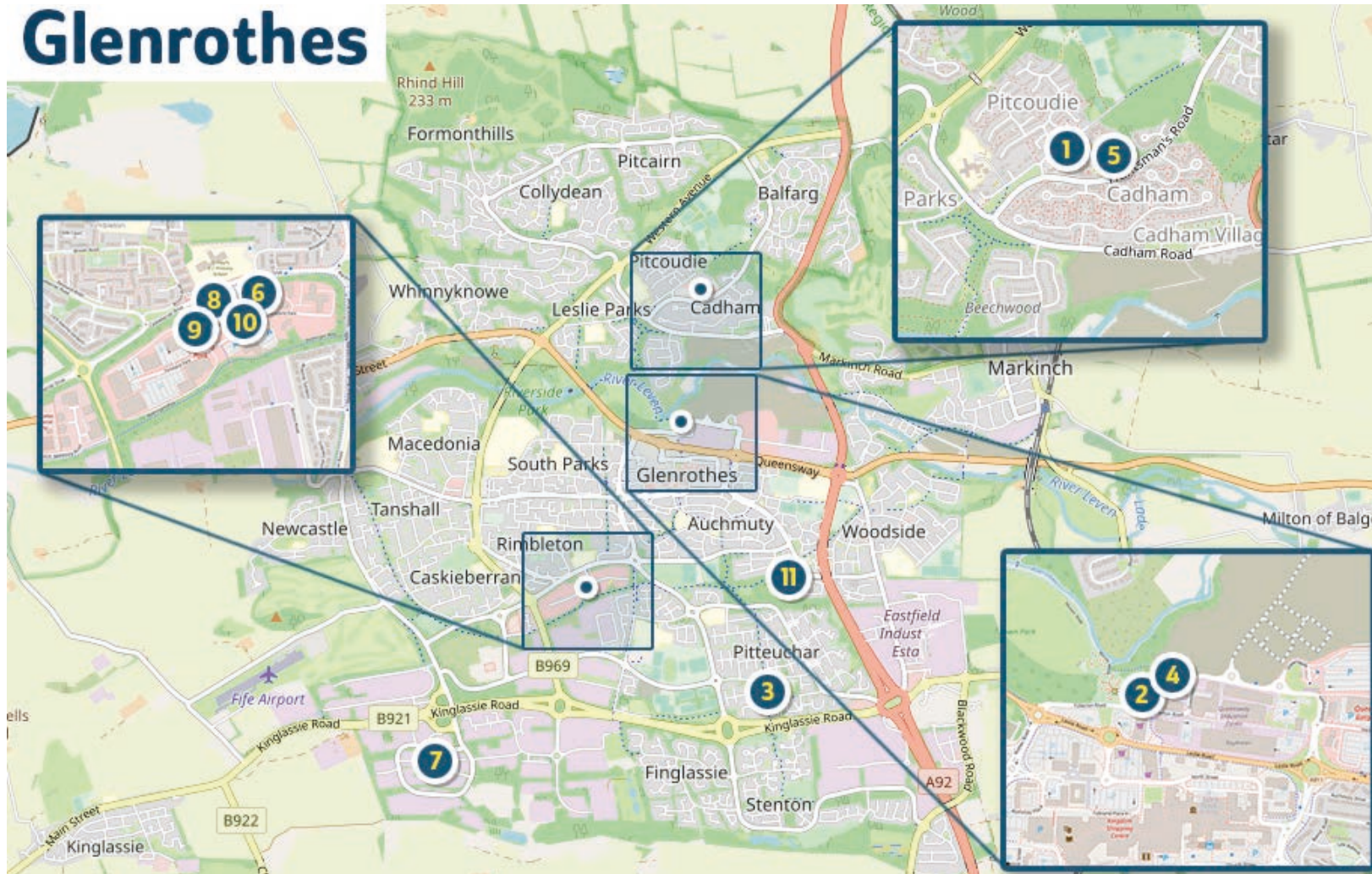


TO LET - OFFICE/WORKSHOP/STORAGE/LEISURE UNITS

FLEXIBLE OFFICE SUITES, RETAIL UNITS AND WORKSHOPS AVAILABLE IN GLENROTHES

Glenrothes



- A selection of properties available ranging from modern office suites through to workshop units
- Flexible lease terms to be agreed
- Immediate entry available
- Excellent motorway access
- Please refer to the schedule or contact the letting agents for further information on availability

1 Cadham Centre, Huntsman Road KY7 6RU (250-1,057 sq ft)

2 Castleblair Business Centre, Fullerton Road, KY7 5QR (271-4,952 sq ft)

3 Culzean Place, KY7 4RX (186-1,389 sq ft)

4 Edison House, Fullerton Road, KY7 5QR (20-936 sq ft)

5 Huntsman Court, KY7 6SX (248-495 sq ft)

6 Jubilee House, Pentland Park KY6 2AH (107-2,054 sq ft)

7 Nasmyth Road, KY6 2SD (937 sq ft)

8 New Law House, Pentland Court KY6 2DA (79-699 sq ft)

9 Pentland Court, KY6 2DA (702-2,240 sq ft)

10 Pentland House, KY6 2AH (219-5,156 sq ft)

11 Poplar Road, KY7 4AA (240 sq ft)

LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the region and having a resident population of approximately 40,000. All properties are within a short drive from the Bankhead roundabout, which provides direct access to the main A92 and in turn, the M90 providing connectivity to Edinburgh, Dunfermline, Kirkcaldy, St Andrews and Dundee.

OFFICES/RETAIL:**Cadham Centre, Huntsman Road, Glenrothes KY7 6RU**

Retail Units ranging from 250-1,057 sq ft. Please check schedule for availability and costs.

Castleblair Business Centre, Fullerton Road, Glenrothes KY7 5QR

Office suites ranging from 271-4,952 sq ft. Please check schedule for availability and costs.

Edison House, Fullerton Road, Glenrothes KY7 5QR

Office/ Retail Units ranging from (20-936 sq ft). Please check schedule for availability and costs.

Jubilee House, Pentland Park, Glenrothes KY6 2AH

Office Units ranging from (107-2,054 sq ft). Please check schedule for availability and costs.

New Law House, Pentland Court, Glenrothes KY6 2DA

Office/ Retail Units ranging from 79-699 sq ft. Please check schedule for availability and costs.

Newark Place, Glenrothes KY7 4NR

Retail Unit 8,202 sq ft. Please check schedule for availability and costs.

Pentland Court, Glenrothes KY6 2DA

Office/ Retail Units ranging from 702-2,240 sq ft. Please check schedule for availability and costs.

Pentland House, Glenrothes KY6 2AH

Office Units ranging from 219-5,156 sq ft. Please check schedule for availability and costs.

WORKSHOP:**Huntsman Court, Glenrothes KY7 6SX**

Units ranging from 248-495 sq ft. Please check schedule for availability.

Nasmyth Road, Glenrothes KY6 2SD

Units 937 sq ft. Please check schedule for availability and costs.

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

Culzean Place Lock-ups, Glenrothes KY7 4RX

Units 186sq ft. Please check schedule for availability and costs.

Poplar Road, Glenrothes KY7 4AA

Units 240 sq ft. Please check schedule for availability.

ACCOMMODATION:

The properties have been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis. The above mentioned sizes have been calculated for agency purposes only and should be used for no other purposes.

RATEABLE VALUE:

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT, which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

EMAIL: fifeagency@dmhall.co.uk,
lois.paterson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA#

Date of publication: #2022



Jubilee House



New Law House



Pentland House

1 CADHAM CENTRE

Floor Plan

Layout of the units



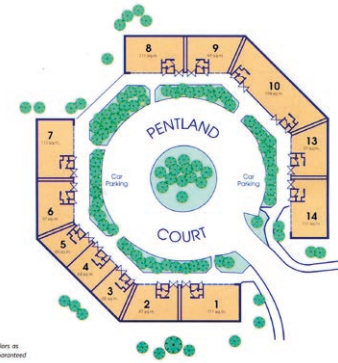
Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.



Pentland Court

Floor Plan

Layout of the units

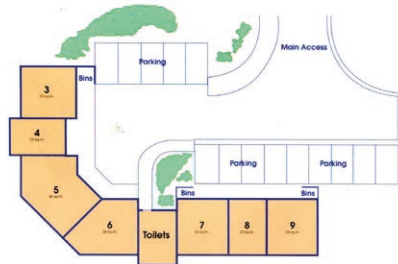


Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.

5 HUNTSMAN COURT

Floor Plan

Layout of the units



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Culzean Place Workshops

Floor Plan

Layout of the units

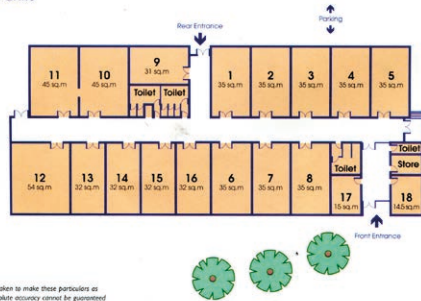


Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.

4 EDISON HOUSE

Floor Plan

Layout of the units



Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.



Unit 3 Edison House