



TO LET - OFFICE
NEW LAW HOUSE
PENTLAND COURT
GLENROTHES, KY6 2DA

- Modern Refurbished Accommodation
- Offices available from 8 – 86 SQ M (86 – 929 SQ FT)
- Generous car parking
- Immediate entry available

LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central position within the region and having a resident population of approximately 40,000.

Pentland House lies on the west side of Pentland Park, close to its junction with Caskieberran Drive and is accessed via Pentland Court. The Bankhead Roundabout lies approximately 2 miles north west and connects to the A92 that in turn provides access to the M90 and the Scottish Motorway network.

Occupiers in the vicinity include EQ Chartered Accountants, Boyd Legal, Lundin Physiotherapy Clinic and Saltire Dental Care.

DESCRIPTION:

New Law House comprises a modern 2 storey office building benefitting from the following:

- Suspended ceilings with integral LED lighting
- Gas fired central heating
- Double glazing
- Modern refurbished toilet facilities on each floor
- Generous car parking

AVAILABILITY:

Suite	Size (sq ft)	Rent	Service Charge	Rateable Value *
3	231	£2,300	£2,150	£1,500
5	276	£2,760	£2,550	£1,800
9	173	£1,750	£1,600	£1,050
12	231	£2,800	£2,650	£2,000

* The level of rates payable is set nationally by the Scottish Government and for the financial year 2023 to 2024 it 49.8p for every £1 of rateable value on properties with a rateable value of less than £51,000. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief depending on tenant status. Further information on rates payments is available at www.saa.gov.uk

ENERGY PERFORMANCE CERTIFICATE:

The subjects have an EPC rating of C. A copy of the EPC is available on request from the letting agents.

VAT:

VAT will be payable on the rent.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the letting agent:

Lois Paterson
Lois.paterson@dmhall.co.uk

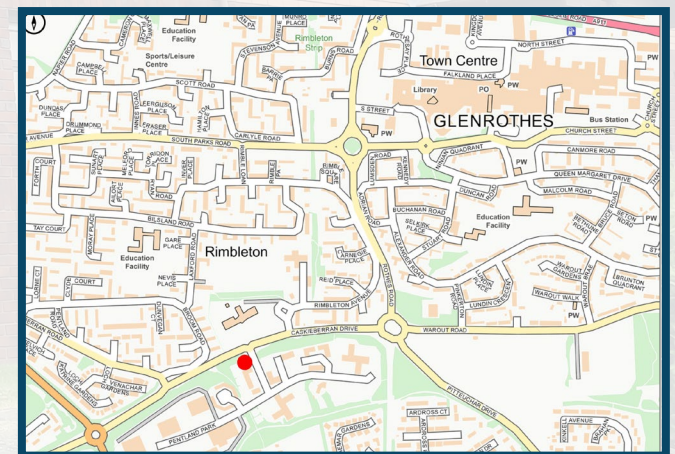
DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU
Tel: 01383 604100

VIEWING:

Strictly by arrangement with the agents.

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