



## TO LET - OFFICE

CASTLEBLAIR BUSINESS CENTRE  
FULLERTON ROAD  
GLENROTHES, KY7 5QR

- Suspended ceilings with integral lighting
- Gas fired central heating
- Toilet facilities
- Generous car parking

**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.

Castleblair Business Centre lies on the north eastern side of Fullerton Road, approximately ¼ mile from the Preston Roundabout that connects to the A92 and in tun provides access to the Scottish Motorway network.

Occupiers in the vicinity include Lidl, Raytheon Systems, and Spittal Bathrooms and Kitchens.

**DESCRIPTION:**

Castleblair Business Centre comprises a modern single storey office building benefitting from the following:

- Suspended ceilings with integral lighting
- Gas fired central heating
- Toilet facilities
- Generous car parking

**AVAILABILITY:**

Suite	Size (sq ft)	Rent	Service Charge	Rateable Value *
5	271	£2,250	£344	£3,050
7	2,416	£15,000	£3,067	£18,300

\* 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](http://www.saa.gov.uk)

**ENERGY PERFORMANCE CERTIFICATE:**

The subjects have an EPC rating of E. 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](mailto:Lois.paterson@dmhall.co.uk)

DM Hall LLP  
 27 Canmore Street  
 Dunfermline  
 KY12 7NU

Tel: 01383 604100

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA2911

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**IMPORTANT NOTE**

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