



FOR SALE/MAY LET - OFFICE

**UNIT 4 LOMOND BUSINESS
PARK BALTIMORE ROAD
GLENROTHES KY6 2PJ**

- Ground and first floor modern office suites
- Rent offers in the region of £50,000 per annum
- Sale offers over £450,000
- Private on-site parking
- Available for immediate occupation
- Total NIA 6,303 sq ft (585.54 sq m)

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 in the order of 40,000.

Lomond Business Park is situated between the Southfield and Caskieberran areas of Glenrothes. Less than 5 minutes' drive east of 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. The offices are prominently located in Lomond Business Park, which includes occupiers such as Lomond Group, Adamson Doors and DPS Group. The subjects are located on the eastern side of Baltimore Road.

DESCRIPTION:

The subjects comprise office suites contained on the ground and first floors of a modern two storey building. The offices have been finished to an excellent standard and comprise of open plan offices, board/meeting rooms and communal storage/server area. Externally the property is served with sufficient car parking spaces which are finished in mono block.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Ground Floor	302.10 sq m (3,252 sq ft)
First Floor	283.44 sq m (3,051 sq ft)
Total net internal area	585.54 sq m (6,303 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £46,559 per annum.

GF Rateable Value	£23,911
1F Rateable Value	£22,648

RENTAL:

Rental offers from £50,000 per annum for a new FRI lease:

Ground Floor	£26,000 p.a
First Floor	£24,000 p.a

A service charge may also be payable. Immediate entry can be provided upon conclusion of legal formalities.

PRICE:

Offers in excess of £450,000 are invited for the benefit of our clients interest.

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 may be chargeable.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

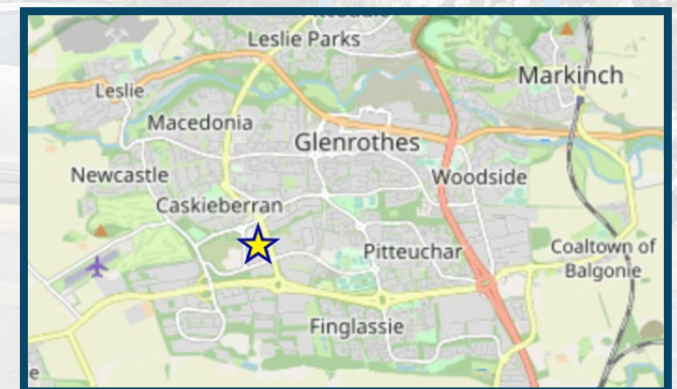
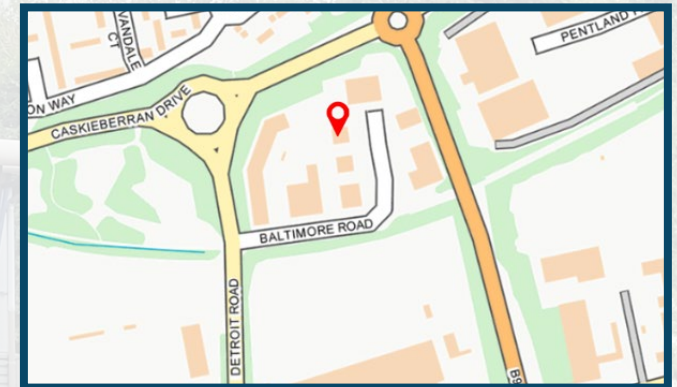
EMAIL: lois.paterson@dmhall.co.uk
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

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The Richmond Fellowship
Scotland

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