

UNIT 6

198.04 Sq M
(2,132 Sq Ft)



Offices, Workshops, Studio/Treatment Room Space*

- Unit 6 - from 198.04 Sq M (2,132 Sq Ft)
- Refurbished, LEDs, seperate WCs, kitchen, three rooms, common reception, private space.
- Subject to planning the space would be suitable for workshops, offices, studio/treatment room space, design studios, dance/leisure/fitness area.

Lochgelly Business Park Offers:

- Fast and easy access onto the A92 - and into the motorway network
- Congestion free access
- Great security - CCTV,
- Flexible space
- Plentiful car parking



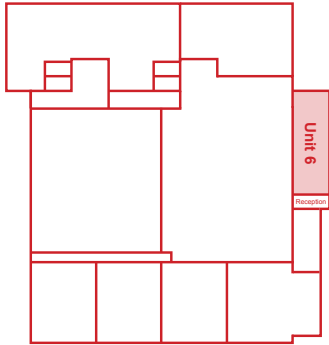
For more information please visit www.lochgellybp.co.uk

* subject to planning



Auchterderran Road,
Lochgelly, Fife KY5 9HF

www.lochgellybp.co.uk



Communications

Lochgelly Business Park offers fast and easy access into Scotland’s Motorway network.

Road

Drive times & distances:

- One minute to the A92
- Six minutes to the M90
- 14 minutes/11.5 miles to the Queensferry Crossing
- 22 miles to Edinburgh
- 31 miles to Perth

Train

Lochgelly Train Station:

- 5 minutes walk from Lochgelly Business Park
- 50 journey minutes to Edinburgh Waverley - trains every hour
- 13 minutes journey to Glenrothes

Accommodation

- Business space suitable for office or light industrial use
- Very bright and sunny room
- Common reception area with WC
- Great frontage onto busy roundabout

Costs

There is a Service Charge on the estate which covers the upkeep and maintenance of the common areas. Leases are offered on full repairing insuring terms.

Rates

We have noted the Rateable Value from the assessor’s website to be as follows:

Unit	Rateable Value
6	£10,500

Unit 6 is under the £12,000 threshold to pay rates, if this is your only property.

More information on Rateable Values and their calculation at: www.saa.gov.uk.

Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements.

Lease

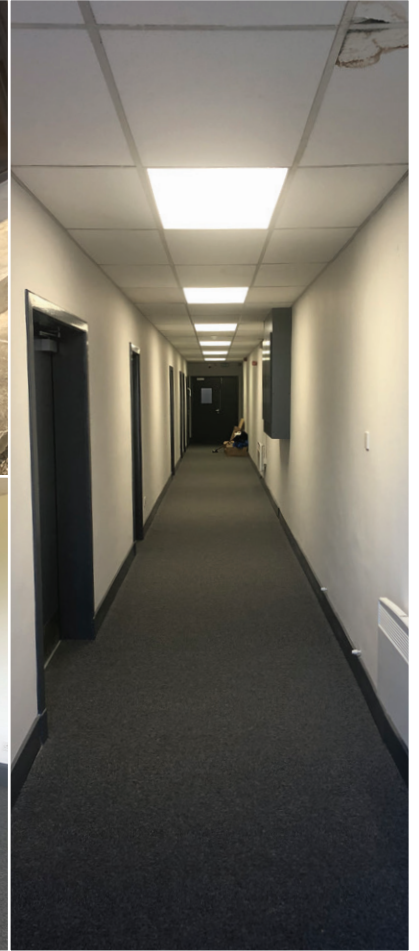
Leases are offered on FRI (Full Repairing & Insuring) terms.

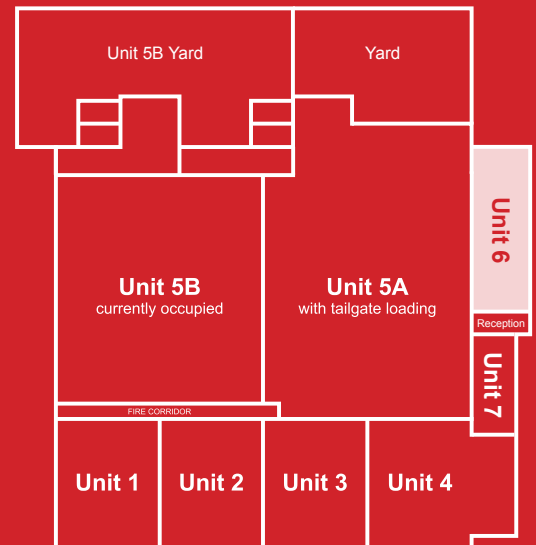
Rent

Rent - £12,500 Per Annum exclusive of VAT.

EPC

The property has an EPC rating of ‘G’.





Joint Agents



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