

TO LET

Town Centre Office Accommodation

1st Floor, Albany House, 3 North Street, Glenrothes



VIEWING & FURTHER INFORMATION:

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- **Flexible office accommodation suitable for a variety of occupiers.**
- **Approximately 4,000 sq. ft. available. Can be sub divided to create smaller office suites.**
- **Disabled access.**
- **Flexible rental terms and incentives available.**

LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife containing both Fife Council and Fife Constabulary Headquarters. It is a major industrial centre and the economy is largely reliant on light industry and local government jobs.

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The subjects are prominently located within the centre of the town adjacent to Kingdom Shopping Centre and accessible to all local amenities, services and public transport routes.

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Suitable car parking is also available within the vicinity.

DESCRIPTION

The subjects comprise a ground floor entrance and first floor office premises within a two storey office building of brick construction.

The Scottish Children's Reporters Administration occupy the ground floor.

The office provides flexible accommodation which is arranged in a number of small private offices and larger meeting/staff rooms and benefits from the usual toilet and kitchen facilities.

In addition the property offers disabled lift access.

ACCOMMODATION

The property extends to and offers the following accommodation:

Ground Floor: 12.22 sq. m. (132 sq. ft.)
Entrance Vestibule, 1 meeting Room and Disabled Lift Access.

First Floor: 365.13 sq. m. (3,930 sq. ft.)
16 Rooms of varying sizes and Toilet/Kitchen Facilities.

The accommodation offers flexibility for occupiers and can be sub divided to suit most requirements.

RATEABLE VALUE

The subjects have been entered in the Valuation Roll at Rateable Value of £36,000.

The uniform Business Rate for the Financial Year 2018/2019 is 48p exclusive of water and sewerage rates.

All interested parties should make their own enquiries to the Local Authority Rates Department to establish qualification for small business rates relief.

TERMS

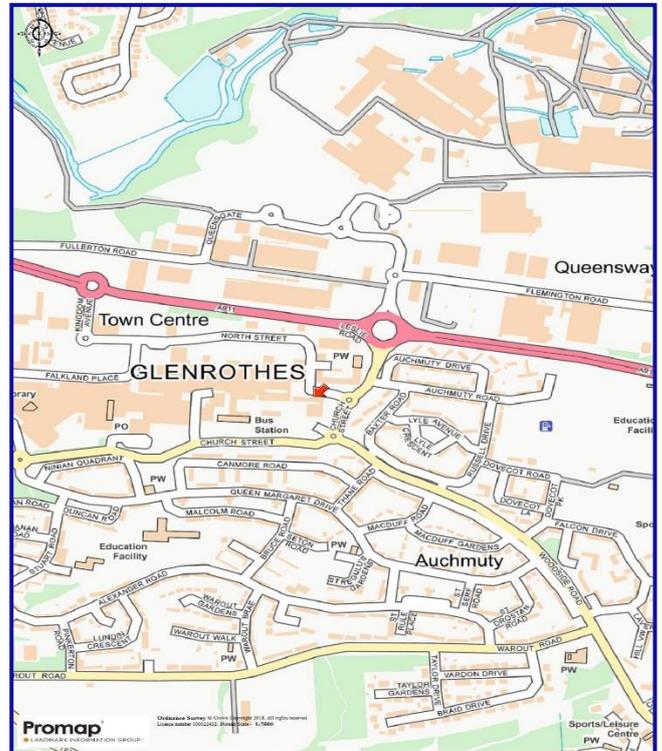
Our client is seeking rental offers in the region of £35,000 per annum for a lease of the entire floor space.

As mentioned previously our client would consider sub-division of the space to suite alternative requirements and rental terms are available on application.

Flexible lease terms and additional incentives are available for all ongoing occupiers.

VAT

Prices are quoted exclusive of VAT if applicable.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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