



TO LET

High Quality Warehouse and Office Accommodation



Unit 6, Lomond Business Park, Baltimore Road, Glenrothes, KY6 2PJ



VIEWING & FURTHER INFORMATION:

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- **Prestigious building within prominent easily accessible location.**
- **Office space from 14 sq. m. (150 sq. ft.) to 356 sq. m. (3,820 sq. ft.)**
- **Warehouse 223 sq. m. (2,400 sq. ft.).**
- **100% rates relief available.**
- **Rental offers invited.**

LOCATION

The property is situated in the thriving town of Glenrothes, the administrative capital of the Kingdom of Fife with a population in the order of 39,000 located approximately 48 km (30 miles) north of Edinburgh, 88 km (55 miles) north east of Glasgow and 35 km (22 miles) south of Dundee. Road accessibility is excellent with the A92 dual carriageway linking Glenrothes to the M90 at Junction 3, 22 km (14 miles) to the west. The M90 provides direct access to Edinburgh, Perth and the national motorway network.

The subjects are prominently located upon Lomond Business Park which includes occupiers such as Lomond Group, DPS Group and the Richmond Fellowship Project.

This is a high quality business environment providing a range of office, showroom and warehouse space.

**Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Reviews
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC**



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DESCRIPTION

The accommodation comprises a high quality detached office/warehouse unit dating from 2005.

The accommodation has been completed to a high standard and comprises showroom, warehouse, private office, open plan offices and meeting rooms.

Externally the property is served with sufficient car parking spaces which are finished in mono block.

ACCOMMODATION

The gross floor area of the building extends to the following:

Ground Floor	178 sq. m.	(1,910 sq. ft.)
First Floor	178 sq. m.	(1,910 sq. ft.)
Ground Floor Warehouse	223 sq. m.	(2,400 sq. ft.)

The accommodation can also be sub divided with the availability as follows:

Unit 6A (Warehouse)	223 sq. m.	(2,400 sq. ft.)
Unit 6B (Office)	50 sq. m.	(535 sq. ft.)
Unit 6C (Office)	14 sq. m.	(150 sq. ft.)
Unit 6D (Office)	30 sq. m.	(323 sq. ft.)
Unit 6E (Office)	49 sq. m.	(527 sq. ft.)
Unit 6F (Office)	31 sq. m.	(334 sq. ft.)

In addition to the above there are communal kitchen, toilet and reception areas.

TERMS

Rent on application depending upon level of space required.

Further details on application.

RATEABLE VALUE

The subjects are currently assessed for rating purposes and each individual section qualifies for 100% rates relief.

MONEY LAUNDERING

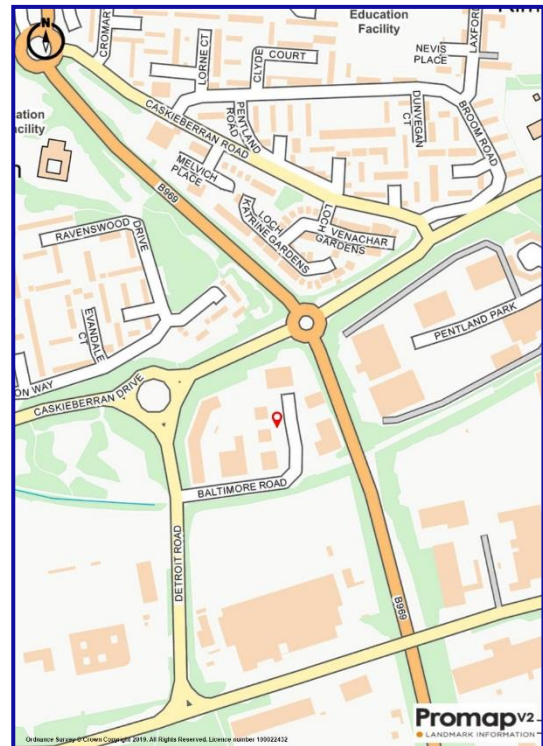
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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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