

TO LET
PRESTIGIOUS OFFICE BUILDING



**WEMYSSFIELD HOUSE,
KIRKCALDY**

EXTENDING TO 380 sq m (4,085 sq ft)

- **EXCELLENT CENTRAL LOCATION**
- **AVAILABLE IN WHOLE OR IN SUITES**
- **FLEXIBLE LEASE TERMS**
- **SUITES FROM 85 sq m (915 sq ft)**

LOCATION:

Kirkcaldy is one of Fife's principal centres having a resident population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent communication system having a main line railway station on the Edinburgh to Aberdeen line and the East Fife Regional Road provides a first class dual carriageway link onto central Scotland's motorway network.

DESCRIPTION:

The subjects comprise a substantial townhouse providing individual office suites contained over three levels within a 2 storey and attic traditional stone built office building with a slate roof within Kirkcaldy town centre. The premises provide good quality office accommodation with shared facilities. Private car parking is available adjacent to the building.

ACCOMMODATION:

The subjects extend to a total net internal area of approximately 380 m² (4,085 sq.ft) or thereby, providing the following accommodation:-

Ground Floor – 143.6 sq m (1,545 sq ft)

Entrance vestibule & hallway, four good quality office rooms, kitchen, storage and toilet facilities.

First Floor – 151 sq m (1,625 sq ft)

Landing, six rooms, store, toilet. Further room lying off separate stair to rear.

Attic Floor – 85 sq m (915 sq ft)

Three rooms, store and toilet.

Car parking – 10 spaces

RATEABLE VALUE:

The subjects were previously sublet in individual rooms rateable value has been assessed on this basis. A re-assessment will be required upon occupation

We are advised that the current Business Rate is 45 pence.

GENERAL REMARKS

This is an excellent opportunity to acquire the leasehold interest in a traditional office located in a relatively prominent town centre position with close proximity to the bus station. Kirkcaldy's economy is growing and expanding with a number of development projects ongoing and the outlook for the local economy is very good.

LEASE TERMS

The subjects are offered on a modern contemporary lease ideally for a medium to long term on a floor by floor basis or for the entire building. A maintenance and service charge will be applicable in relation to common areas and services.

RENTAL:

Our client seeks offers in excess of £30,000 per annum for the leasehold interest in the property. Rentals for individual suites can be provided on application.

OFFERS:

Interested parties should seek to agree principal Heads of Terms with the letting agents in the first instance and thereafter the landlord's solicitors will issue a formal draft offer ad lease. The ingoing tenant will be expected to prepare a reasonable proportion of the landlord's legal costs.

ENTRY:

Upon completion of legal formalities.

REFERENCE:

ESA 166

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