



# TO LET

## OFFICE SUITE

Unit 7, Jubilee House, Glenrothes, KY6 2AH

Modern office suite

Rent - £2,650 per annum

Service Charge - £1,305 per annum

Qualifies for Small Business Bonus Scheme - 100% rates relief

**LOCATION:**

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the area and having a resident population in the order of 40,000. The town is also the administrative centre for Fife and provides the industrial nucleus, containing an extensive stock of industrial and commercial units. The town benefits from good road and mainline railway links.

**DESCRIPTION:**

The subjects comprise a modern office building of brick construction surmounted by a tiled roof.

The property is a multi-occupied office and the subjects consist of an office suite located on the ground floor.

Internally the subjects are laid out to provide a modern office suite.

The office suite is in excellent condition and benefits from modern electrics, security system and double glazing.

The subjects have access to a modern communal kitchen area and WC facilities.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice – 6th Edition and the RICS International Property Measurement Standards.

The subjects extend to a net internal area of approximately 19.97 sq.m (215 sq.ft).

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £1,550 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

**LEASE TERMS:**

The property is available on a new internal repairing and insuring lease with regular rent reviews intervals.

**RENT:**

£2,650 per annum exclusive is sought.

**SERVICE CHARGE:**

£1,305 per annum exclusive.

**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 paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
12 Grampian Court  
Beveridge Square  
Livingston  
EH54 6QF

Tel: 01506 401 940

EMAIL: [propertymanagement@dmhall.co.uk](mailto:propertymanagement@dmhall.co.uk)

**VIEWING:**

Strictly by arrangement with the agents.

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