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**TO LET**

**INDUSTRIAL AND OFFICE PREMISES**

**Woodend Business Centre, Cowdenbeath, KY4 8HG**

- Flexible industrial and office space
- Industrial units of 882.47 sq. m (9,498 sq. ft) & 467.98 sq. m (5,037 sq. ft) available
- Offices from 100 sq. ft available
- Yard of approx. 0.89 acres with expansion space of 1.11 acres
- Flexible terms available

**Commercial Department**

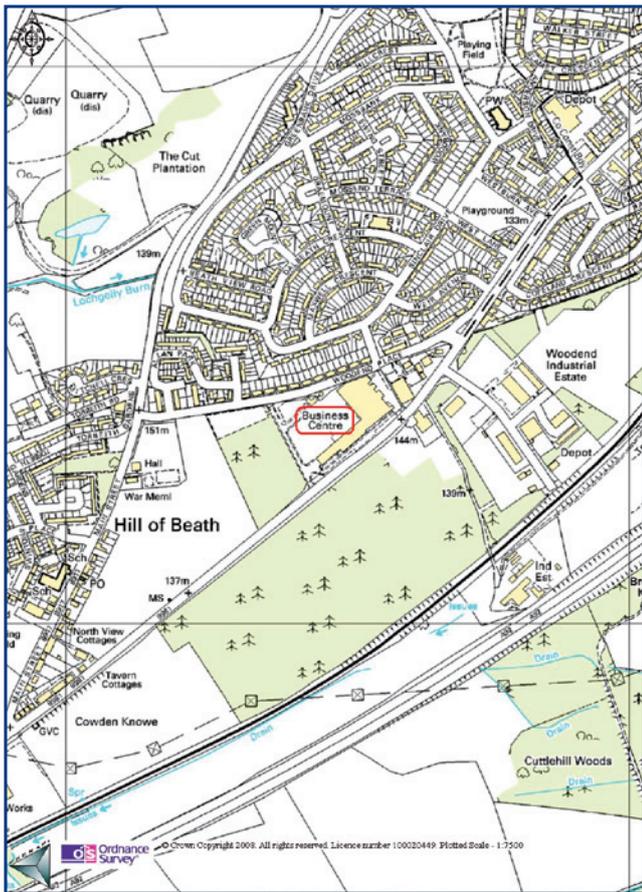
27 Canmore Street, Dunfermline, KY12 7NU

**01383 604100**

## LOCATION:

Cowdenbeath is situated in West Central Fife approximately five miles to the north east of Dunfermline. With a population in the region of 12,000 persons the town has excellent communication links, lying close the East Fife Regional Road (A92) and on the Fife Circular Railway Line. Major businesses operating from Cowdenbeath include C R Smith

Woodend Business Centre lies to the South West of Cowdenbeath providing affordable office accommodation with excellent links to the A92 and benefiting from a bus service stopping at the front door.



## DESCRIPTON:

The subjects comprise a variety of flexible business space including open plan and cellular office accommodation and warehousing space. The building is of part steel frame and brick infill construction beneath a pitched and sheet clad roof and part cavity brick wall construction beneath a flat platform covered roof.

Flooring is of solid concrete construction with brick/block walls. Ceilings within the offices are of a suspended nature with ample natural lighting being supplied.

The subjects benefit form a good degree of car parking facilities and there is ample yardage to the rear.

## ACCOMMODATION:

We calculate that the subjects extend to the following approximate areas:-

A range of office suites can be available from approx.. 100 sq. ft

Unit 1: 882.47 sq. m (9,498 sq. ft)  
Unit 2: 467.98 sq. m (5,037 sq. ft)

Yard: 0.89 acres  
Expansion Space: 1.11 acres

## RATEABLE VALUE:

Having regard to the Scottish Assessors website we note that the subjects are entered in the current Valuation Roll as follows:-

Unit 1: £27,300  
Unit 2: £11,000

The office space will require to be reassessed upon completion.

## LEASE TERMS:

The subjects will be offered on normal full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## RENTAL:

Office suites are available from £800 per annum.

Unit 1: £23,000 per annum  
Unit 2: £12,500 per annum

## SERVICE CHARGE:

A service charge will be applicable. Further details can be obtained from the Letting Agents.

## VIEWING:

Strictly by appointment through the Letting Agents.

## ENERGY PERFORMANCE CERTIFICATE:

A copy of the EPCs can be made available upon request.

## OFFERS:

Interested parties should seek to agree principal Heads of Terms with the Letting Agents and thereafter the Landlords Solicitors will issue a formal draft offer and lease.

## ENTRY:

On conclusion of legal formalities.

## REFERENCE:

FFA14

## DATE OF PUBLICATION:

January 2016

### IMPORTANT NOTE

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