

OFFICES

ara

Andrew Reilly Associates

0131 229 9885



TO LET

FIRST AND SECOND FLOOR OFFICE SUITES

DEN ROAD, KIRKCALDY, KY1 2ER

- MODERN OFFICE SUITES WITH HIGH QUALITY FACILITIES
- SECURE ONSITE CAR PARKING WITH EV CHARGING
- 24 HOURS / 7 DAYS PER WEEK MANNED SECURITY OFFICE
- 147.5 SQ M - 1,036.5 SQ M (1,588 SQ FT - 11,157 SQ FT)
- FLEXIBLE ARRANGEMENTS



Location

Kirkcaldy is situated in central Fife approximately 30 miles from Edinburgh and 31 miles south of Dundee. The town is one of the principal commercial locations in Fife and benefits from excellent communication links, with the A92 central Fife link road connecting the town to Dundee to the north and the M90/Queensferry Crossing at Dunfermline to the west.

Rail services from Kirkcaldy are on the east coast main line connecting Aberdeen with London, and Edinburgh International Airport is a 25-minute drive away.

Den Road is located within close proximity to the Town Centre, with the High Street and main line train station only a few minutes drive to the east via Victoria Road and Bennoch Road. Den Road is also accessed from the west through its link with Smeaton Road and Overton Road, the latter providing the principle vehicle access to Mitcheston Business Park and the A92 Dual Carriageway.

The subject premises is adjacent to Victoria Hospital and a number of national and local traders, including Jewson, MKM Building Supplies, Rejects Department store, Aldi, Royal Bank of Scotland and CFW Catering Equipment & Supplies. The Premises is within one of the main commercial areas with a variety of amenities all within close proximity and walking distance.

Description

The available office accommodation is located within a standalone office pavilion formed over three-storeys in a property of brick built construction with Upvc double glazed windows providing natural light. The property benefits from a dedicated secure car park which incorporates EV charging stations, 24 hours / 7 days per week manned security office and lift access.

Internally there are suspended ceilings with a mixture of inset fluorescent and strip lighting. Flooring is by way of a vinyl finish in the open plan offices and carpet tiles in the cellular office suites.

The accommodation on the first floor provides a self-contained suite, with a large cellular office, meeting room, modern kitchen and w/c facilities.

The west and east wing on the second floor provides a mixture of open-plan and cellular office suites. Both wings have kitchen/break our rooms with the west wing incorporating a high quality modern boardroom with kitchen facilities incorporated.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area has been calculated as follows:

	Sq M	Sq Ft
1st Floor	147.49	1,587
2nd Floor (West Wing)	519.48	5,591
2nd Floor (East Wing)	517.04	5,565
Total	1,184.01	12,743

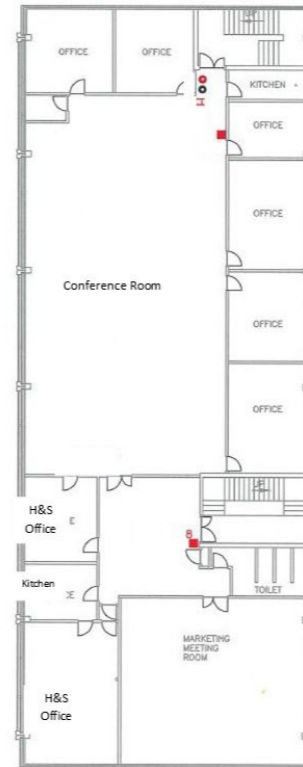


First Floor

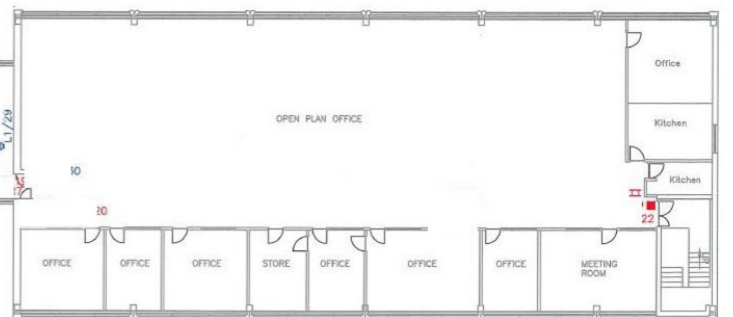


Second Floor

West Wing



East Wing



Terms

The suites are available to let separately or in combination on flexible all inclusive basis, as such licence fee will include rates, water and sewerage charges together with service charge. From £12psf, depending on requirements. Agreements will be on an Internal Repairing basis for a period to be agreed

Energy Performance Certificate

A copy of the Energy Performance Certificate can be made available on request.

Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction however the tenant will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

In reflecting the flexible short term nature and approach, it is envisaged that agreements will be on a standard Licence arrangement to ensure a cost effective mechanism to the legal costs

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Anti-Money Laundering

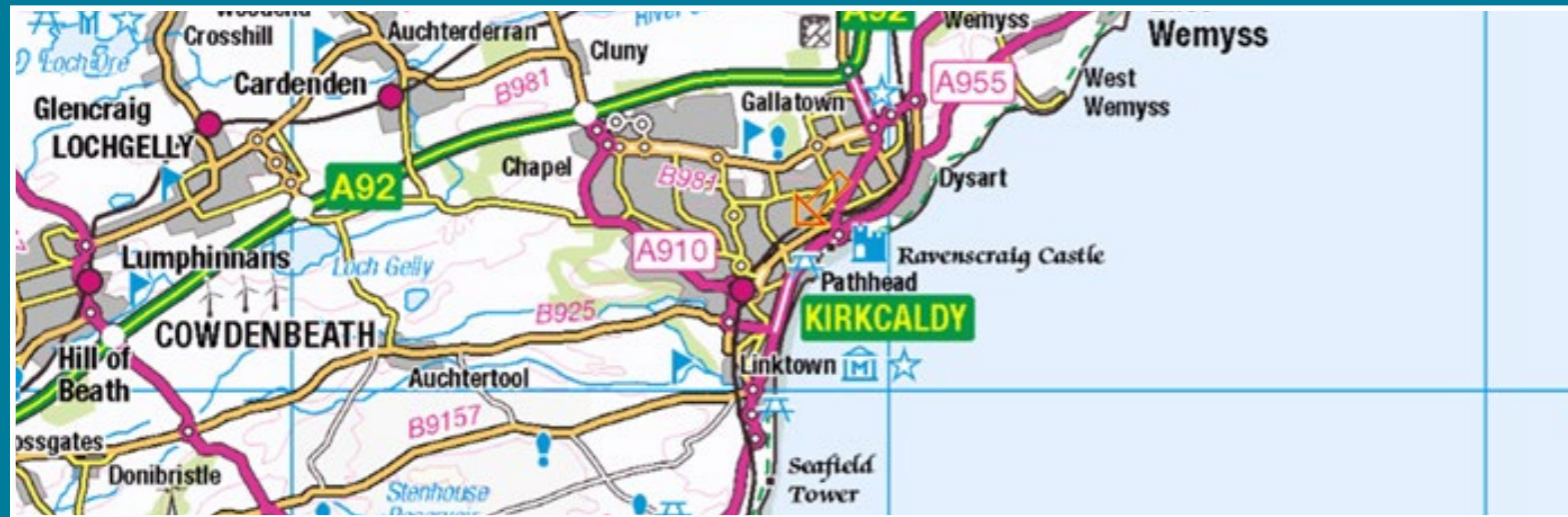
In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.

Viewing & Further Information

All enquiries in the first instance should be made to:

Louise Reilly
T: 07856 413476
E: l.reilly@andreurreillyassociates.co.uk

Howard Brooke
T: 07973 540528
E: h.brooke@andreurreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.