

# OFFICE

**ara**

Andrew Reilly Associates

0131 229 9885



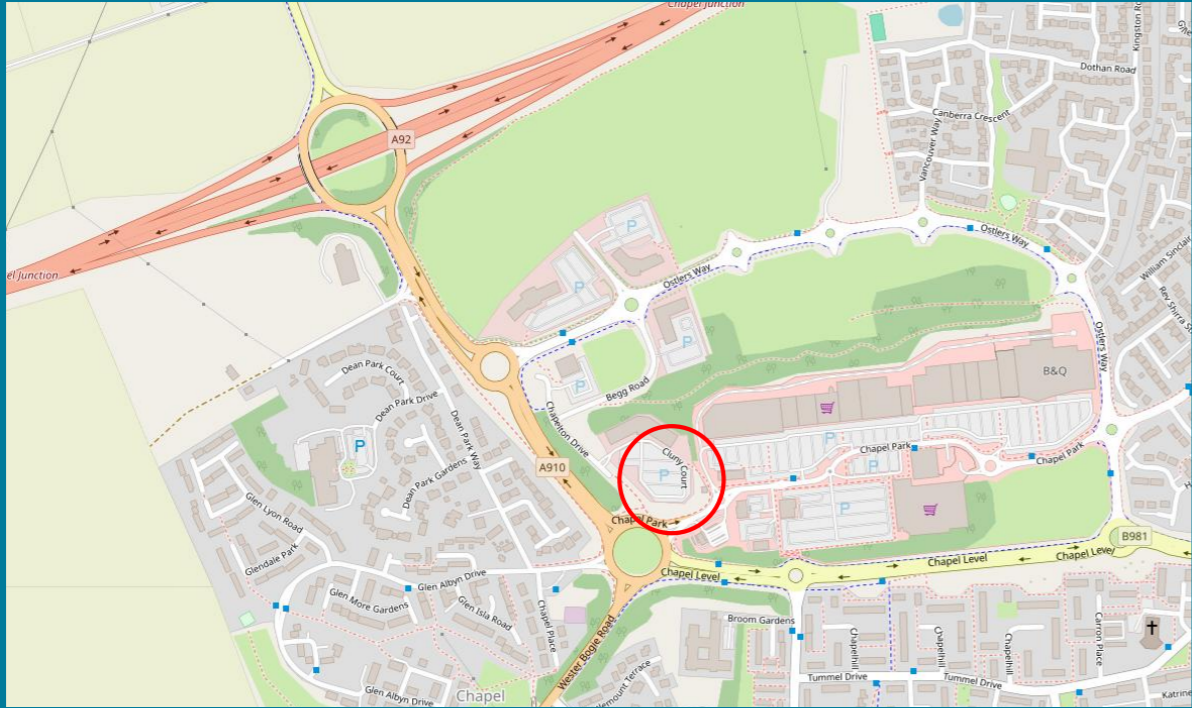
**TO LET**

## FIRST FLOOR OFFICE SUITE



## CLUNY COURT, JOHN SMITH BUSINESS PARK, KIRKCALDY, KY2 6QJ

- SELF CONTAINED SUITE IN A MULTI-OCCUPIED BUILDING
- EXCELLENT ACCESS TO THE A92/M90
- ADJACENT TO CENTRAL FIFE RETAIL PARK
- 587.50 SQ M (6,324 SQ FT)
- SECURE ONSITE CAR PARKING WITH EV CHARGING



## 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.

Cluny Court lies within John Smith Business Park, 2 miles north of Kirkcaldy town centre, adjacent to the A92 and well situated next to Fife Retail Park.

## Description

Cluny Court is a multi-occupied office pavilion arranged over ground and first floors, with shared manned reception. The common parts have recently been refurbished to a high standard and the ground floor is fully occupied by Regus.

The first floor east suite provides a self-contained, open-plan space, currently in shell condition which can be refurbished to meet tenant requirements. Alternatively, the accommodation can be taken in as-seen condition, with fit out undertaken by the occupier on entry.

This flexibility means the space is suitable for a variety of uses, subject to obtaining the appropriate planning consents.

Car spaces are available in the large, dedicated car park, which incorporates a public EV charging station. There is direct pedestrian access from Cluny Court to Fife Retail Park.

## Accommodation

Remeasurement will be required following refurbishment however we understand the suite currently has the following net internal area:

	<b>Sq M</b>	<b>Sq Ft</b>
First Floor East	587.5	6,324

## Terms

The property is available to let on new full repairing basis for a term to be agreed. Terms are available from the sole letting agents.

## Rateable Value

The property is entered in the Valuation Roll as an Office with a rateable value of £67,500 with effect 1st April 2026.

## VAT

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

## Energy Performance Certificate

The property has been assessed for energy performance and has achieved an EPC rating of 'D'.

## Legal Costs

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

## Anti-Money Laundering

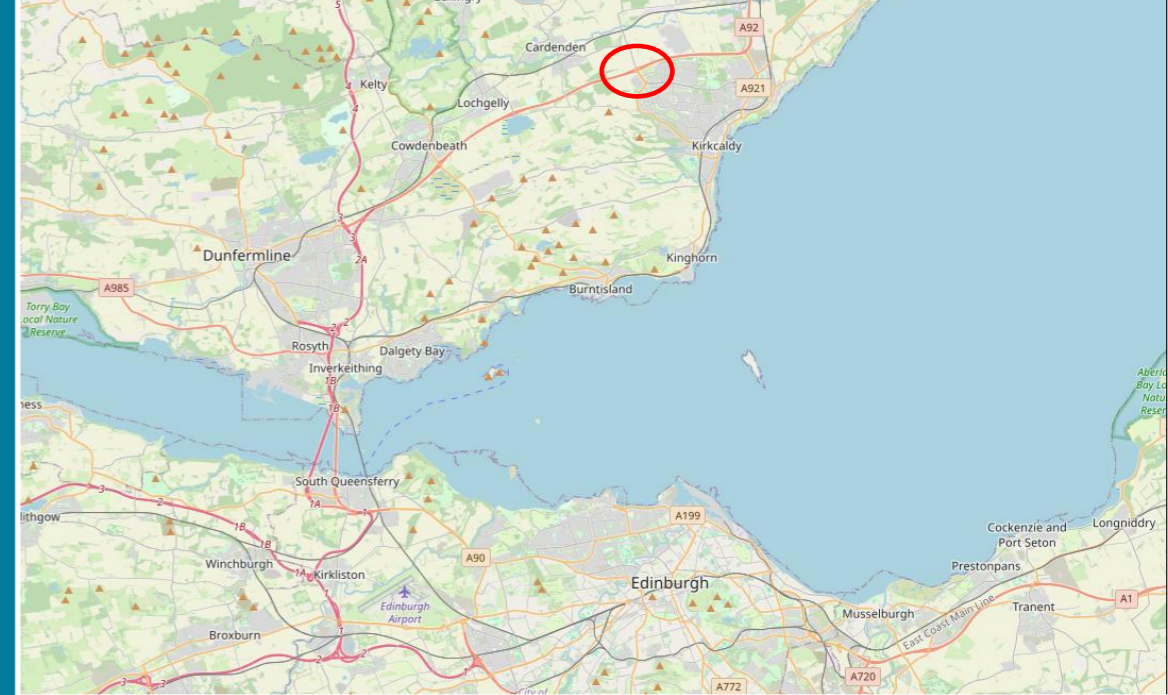
In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective purchasers which will include, but may not be limited to, proofs of identity, address and source of funding.

## Viewing & Further Information

Please contact sole letting agents:

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

Howard Brooke  
T: 07973 540528  
E: h.brooke@andrewreillyassociates.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.