

# OFFICE

**ara**  
Andrew Reilly Associates

## TO LET

### OFFICE SUITE

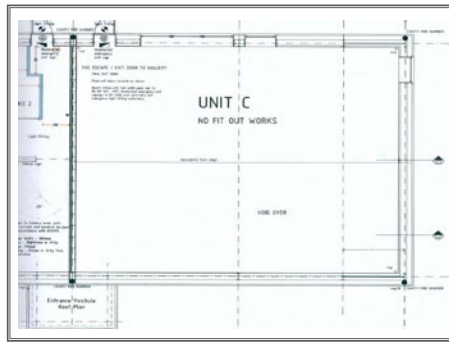


**UNIT C, DOCK ROAD, ENERGY PARK FIFE,  
METHIL, KY8 3SR**

**297.25 SQ M (3,200 SQ FT)**

Andrew Reilly Associates Ltd  
31 Rutland Square, Edinburgh,  
EH1 2BW

**0131 229 9885**



**LOCATION:**

Situated on Scotland's east coast approximately 8 miles from Kirkcaldy, Methil is an historic port town of c.11,000 inhabitants. Energy Park Fife has been developed by Scottish Enterprise, in conjunction with Fife Council, as a manufacturing and research zone principally targeting the renewable, oil and gas energy sectors, and is the focus of the regeneration of the port area. Incorporating a 54ha manufacturing site, Methil Business Park and Methil Docks, the Energy Park provides a range of industrial and commercial properties and offers excellent access to the North Sea offshore energy market.

While principally aimed at the energy sectors the range of accommodation available makes the Energy Park an attractive location for a variety of occupiers. In addition, the Park has been designated an assisted area and as such ingoing occupiers may benefit from Regional Selective Assistance (RSA).

The subject premises are located within Methil Business Park, in close proximity to the Fife Renewables Innovation Centre and the New Bayview Stadium.

**DESCRIPTION:**

The available office suite is one of two within a modern office pavilion of steel framed construction with metal clad walls under a pitched roof, similarly metal clad. The suite has dedicated secure access and benefits from ample car parking provision.

Internally, the suite is double height with a mezzanine created at first floor level. The accommodation has been completed to shell condition providing ingoing occupiers with the opportunity to create fit out to meet with their specific requirements.

**ACCOMMODATION:**

We have measured the property in accordance with the RICS/ISVA Code of Measuring Practice (6th Edition) and calculate that the property has the following Gross Internal floor area:

	Sq M	Sq Ft
Ground Floor	195.96	2,110
Mezzanine	101.29	1,090
<b>Total</b>	<b>297.25</b>	<b>3,200</b>

**BUSINESS RATES:**

The premises will require to be reassessed for rating purposes upon entry. Interested parties can obtain further information regarding rating implications from the Assessors Department.

**LEASE TERMS:**

The property is available to let on flexible terms on a full repairing and insuring basis. Full terms are available on application to the sole letting agent.

**VAT:**

Rents and outgoings quoted are exclusive of VAT and will be liable at the prevailing rate.

**LEGAL FEES**

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

**ENERGY PERFORMANCE CERTIFICATE**

An energy assessment has been undertaken on the property and an EPC Rating of C has been achieved.

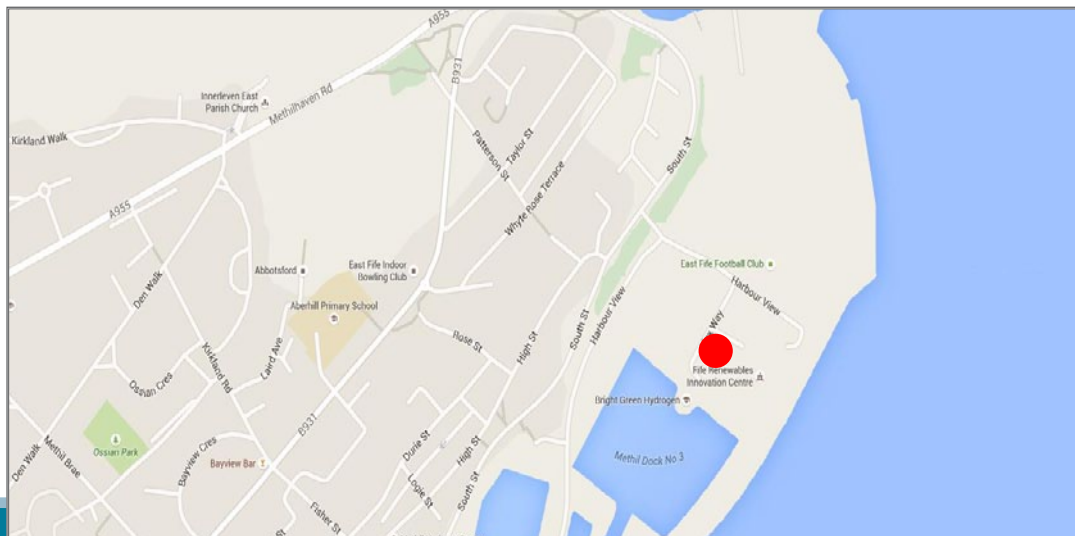
**VIEWING AND FURTHER INFORMATION:**

For further information and to arrange viewings please contact the sole marketing agents:

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 Property Consultants Chartered Surveyors  
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 EH1 2BW  
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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.