

OFFICES PREMISES

TO LET

Woodend Business Centre
Cowdenbeath
KY4 8HG

- Flexible office suites
- Office suites from 130 sq ft to 240 sq ft
- Flexible terms available



LOCATION:

Cowdenbeath is a strategically well placed town situated approximately 5 miles west of Dunfermline, adjacent to the A92 dual carriageway. The town lies a short drive from the M90 motorway providing good access to Edinburgh and throughout central Scotland. The town also enjoys a branch line railway station which connects to all of Fife's other principle towns and also to Edinburgh.

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.

DESCRIPTION:

The subjects comprise a variety of flexible business space including open plan and cellular office accommodation. 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 from a good degree of car parking facilities.

ACCOMMODATION:

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

Unit 14 –	240 sq ft (22.30 sq m)
Unit 5 Room 5 –	130 sq ft (12.26 sq m)
Unit 5 Room 7 –	150 sq ft (14.00 sq m)

RATEABLE VALUE :

According to the Scottish Assessors Association Website, the subjects are noted to have a current rateable value of:-

Unit 14 -	£1,250
Unit 5 Room 5 -	£700
Unit 5 Room 7 -	£900

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

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:

Unit 14 -	£1,750 per annum
Unit 5 Room 5 -	£1000 per annum
Unit 5 Room 7 -	£1,200 per annum

SERVICE CHARGE

A service charge will be applicable. Further details can be obtained from the letting agents.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's can be made available upon request..

OFFERS:

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

DATE OF ENTRY

On conclusion of legal formalities.

VIEWING:

Strictly by arrangement with the letting agents

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU
Tel: 01383 604100

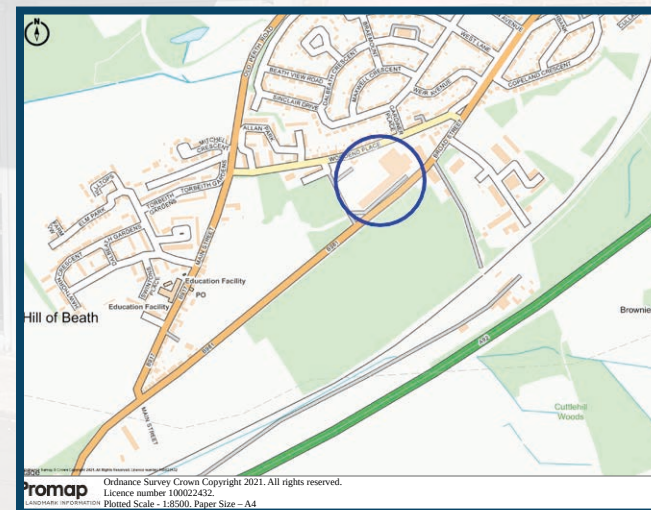
EMAIL: ben.mitchell@dmhall.co.uk
fifeagency@dmhall.o.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA#

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The exact location of the subjects can be seen on the undernoted map:

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