

# UNIT 6

**198.04 Sq M**  
(2,132 Sq Ft)



## Offices, Workshops, Studio/Treatment Room Space\*

- Unit 6 - from 198.04 Sq M (2,132 Sq Ft)
- Refurbished, LEDs, separate WCs, kitchen, three rooms, common reception, private space.
- Subject to planning the space would be suitable for workshops, offices, studio/treatment room space, design studios, dance/leisure/fitness area.

### Lochgelly Business Park Offers:

- Fast and easy access onto the A92 - and into the motorway network
- Congestion free access
- Great security - CCTV,
- Flexible space
- Plentiful car parking



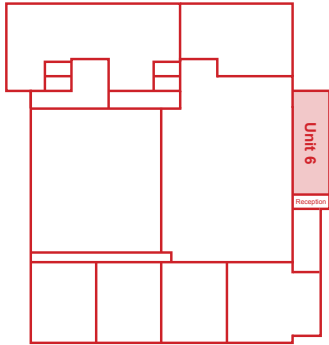
For more information please visit [www.lochgellybp.co.uk](http://www.lochgellybp.co.uk)

\* subject to planning



Auchterderran Road,  
Lochgelly, Fife KY5 9HF

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### Communications

Lochgelly Business Park offers fast and easy access into Scotland’s Motorway network.

### Road

Drive times & distances:

- One minute to the A92
- Six minutes to the M90
- 14 minutes/11.5 miles to the Queensferry Crossing
- 22 miles to Edinburgh
- 31 miles to Perth

### Train

Lochgelly Train Station:

- 5 minutes walk from Lochgelly Business Park
- 50 journey minutes to Edinburgh Waverley - trains every hour
- 13 minutes journey to Glenrothes

### Accommodation

- Business space suitable for office or light industrial use
- Very bright and sunny room
- Common reception area with WC
- Great frontage onto busy roundabout

### Costs

There is a Service Charge on the estate which covers the upkeep and maintenance of the common areas. Leases are offered on full repairing insuring terms.

### Rates

We have noted the Rateable Value from the assessor’s website to be as follows:

Unit	Rateable Value
6	£10,500

Unit 6 is under the £12,000 threshold to pay rates, if this is your only property.

More information on Rateable Values and their calculation at: [www.saa.gov.uk](http://www.saa.gov.uk).

Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements.

### Lease

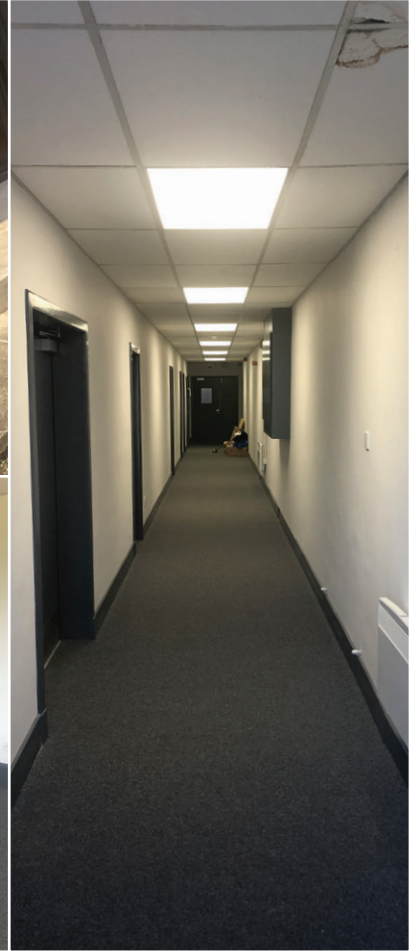
Leases are offered on FRI (Full Repairing & Insuring) terms.

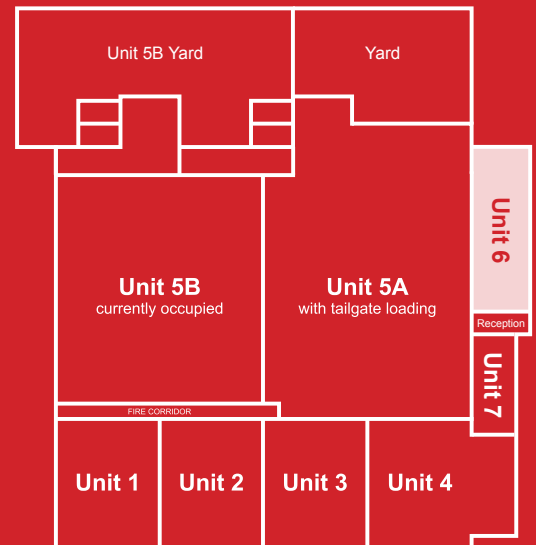
### Rent

Rent - £12,500 Per Annum exclusive of VAT.

### EPC

The property has an EPC rating of ‘G’.





**Joint Agents**



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For more information please visit  
**www.lochgellybp.co.uk**