

# TO LET

## QUALITY OFFICE ACCOMMODATION



**SHEPHERD**  
Commercial

**LOCHGELLY MINERS INSTITUTE, MAIN STREET, LOCHGELLY, FIFE, KY5 9AF**



- **Flexible lease terms.**
- **Refurbished office accommodation with car parking.**
- **Accommodation of various sizes available.**
- **Affordable rents.**

### LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Lochgelly is a former mining town in the south/mid Fife area with a resident population approaching 7,000 persons. The town is adjacent to the A92 link road which provides dual carriageway access to the M90 and Scottish motorway network. There is also a railway station which forms part of the Fife circle line providing a regular service to the surrounding Fife towns and Edinburgh.

The subjects are prominently located on Main Street adjacent to Ore Valley Business Centre.

### DESCRIPTION

The subjects comprise the former Lochgelly Miners Institute which was built in 1925 and modernised and extended since that date. **Contd. Over.**

**VIEWING & FURTHER INFORMATION:**  
Strictly through the letting agents

Jonathan Reid BLE (Hons) MRICS  
Commercial Department  
J & E Shepherd  
Chartered Surveyors  
11 Wemyssfield  
Kirkcaldy  
KY1 1XN

Tel: 01592 205442

Fax: 01592 640567

Email: [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

**Web: [www.shepherd.co.uk](http://www.shepherd.co.uk)**



### DESCRIPTION CONTD.

The main walls are of stone construction roughcast externally and with more modern concrete block projections. The main roof is pitched and clad in slates.

The building has been recently refurbished and offers good quality office space on ground and first floor with workshop and storage accommodation within the lower ground floor. The offices comprise a combination of large open plan rooms and smaller individual office/meeting rooms.

Externally there are car parking facilities for up to 12 cars.

### ACCOMMODATION

Detailed plans of the accommodation are available and can be provided to interested parties. The accommodation extends to the following:

<b>Ground Floor Offices</b>	-	282.33 sq. m. (3,039 sq. ft.)
<b>First Floor Offices</b>	-	203.02 sq. m. (2,185 sq. ft.)
<b>Basement Workshop</b>	-	183.70 sq. m. (1,977 sq. ft.)
<b>Total</b>	-	<b>669.05 sq. m. (7,201 sq. ft.)</b>

The offices lend themselves to subdivision and accommodation of all sizes can be provided. Further details on application.

### LEASE TERMS

The accommodation is available on short term flexible agreements.

### RATEABLE VALUE

The subjects will require to be reassessed for rating purposes.

### RENTAL

Rental terms are available from the letting agents and a package can be provided depending upon the space taken.

### ENERGY PERFORMANCE CERTIFICATE

Awaiting further information.

### VAT

Prices are quoted exclusive of VAT (if applicable).

### VIEWING

Strictly by appointment with the letting agents:

Jonathan Reid

BLE (Hons) MRICS

Email: [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

Tel: 01592 205442 Fax: 01592 640567

