

TO LET

Serviced Offices

Ore Valley Business Centre, Main Street, Lochgelly, KY5 9AA



- **100% rates relief**
- **Cellular office accommodation**
- **Close to main trunk road links**
- **Open plan accommodation**
- **Parking readily available**

**VIEWING & FURTHER
INFORMATION:**

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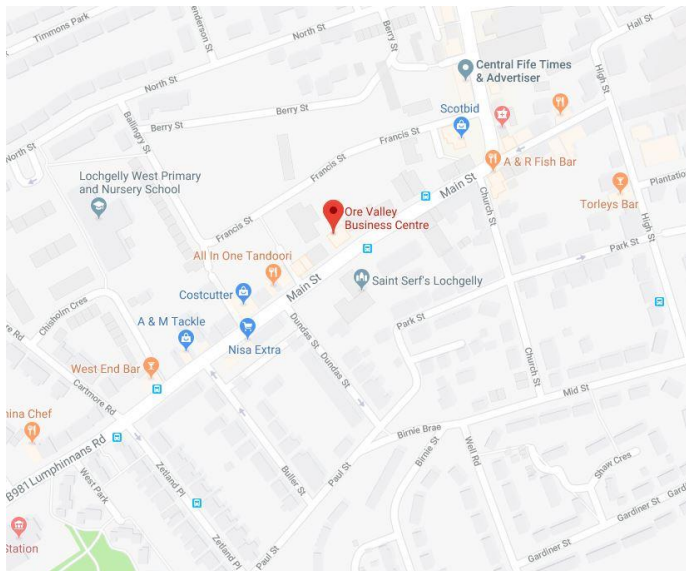
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LOCATION

This exciting new business centre is situated within the heart of Lochgelly, which is a busy 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, which provides a regular service to the surrounding Fife towns and Edinburgh. Lochgelly is well situated within commuting distance of Edinburgh (20 miles). The town is currently undergoing significant regeneration including considerable developments for new housing within the town.



DESCRIPTION

The building is planned over three floors and has been constructed to high standards of energy efficiency. The building offers a unique venue for your business and has 21 individual office units available to host organisations with as little as 1 staff member. The flexible internal layout also allows for larger established businesses to be accommodated. There are excellent car parking facilities to the rear of the building.

DESIGN FEATURES

The building will be constructed to a high level of specification and is of an attractive contemporary design. The building offers high standards of energy efficiency throughout with novel heating recovery systems that ensure thermal loads and cooling are kept to a minimum therefore maximising employee comfort.

VAT

Prices are quoted exclusive of VAT.

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ACCOMMODATION AVAILABLE

Description	sq m	sq ft
Unit 3	21	226
Unit 8	19.5	210
Unit 16	21	226
Unit 17	21	226
Unit 18	21	226
Unit 20	47.5	511
Total	151 m2	1,625 sq ft

LEASE TERMS

The accommodation is available on a short term agreement with flexible licensed agreements.

RENTAL

The Accommodation is available from £318.83 per calendar month. This will include the cost of heating, lighting, refuse collection and cleaning of communal area. Broadband and telephone connections are available and charged separately

LEGAL COSTS

The tenant shall be responsible for our clients reasonably incurred legal costs, stamp duty and registration dues etc.

ENERGY PERFORMANCE RATING

The property has a current Energy Performance Rating of "B".

