

# Lot 34

£69354 per annum exclusive

## Saltire House, Pentland Park, Glenrothes KY6 2AL Heritable Office Investment



### Key Details

- Multi-let office located in a well established business park
- Adjacent to a retail park with occupiers including Homebase, Carpetright and Poundstretcher
- Excellent links to the A92 and central Scotland motorway network
- Modern pavilion office building built in 1990s
- Well occupied with asset management opportunities

### On behalf of



### Location

**Miles:** 30 miles north of Edinburgh  
22 miles south of Dundee  
**Roads:** A92, M90  
**Rail:** Glenrothes with Thornton  
**Air:** Edinburgh Airport

### Situation

Glenrothes is a major service centre and is the administrative capital of Fife, containing the headquarters of both Fife Council and Police Scotland Fife Division. It is a centre for excellence within the high-tech electronics and manufacturing sectors. Public services and service industries are also important to the town's economy. Saltire House is situated within the Pentland Park, a well established office and industrial park approximately half a mile to the south-west of Glenrothes town centre.

### Description

Saltire House comprises a two storey office building arranged in two wings, providing six office suites. The suites benefit from raised floors in part, full central heating and suspended ceilings. The building benefits from extensive car parking to both the east and west of the property. The property has an approximate site area of 1.17 hectares (2.9 acres).

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

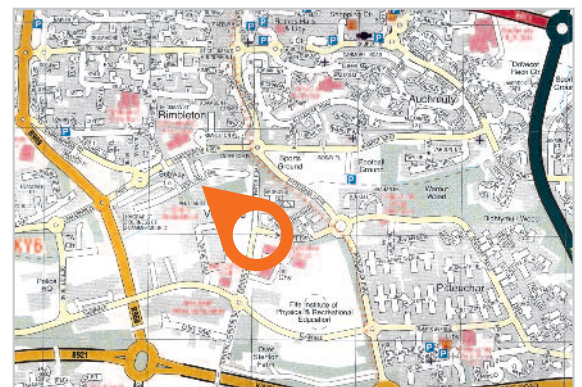
### Energy Performance Certificate

See legal pack at [acutus.co.uk](http://acutus.co.uk)

### Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground Floor Right Suite 1	Office	535.68 sq m (5,766 sq ft)	SCOTTISH ENTERPRISE (1)	10 years from 01/08/2013 to 31/07/2023	£23,064
Ground Floor Right Suite 2	Office	219.34 sq m (2,361 sq ft)	THE SKILLS DEVELOPMENT SCOTLAND CO LIMITED (2)	10 years from 01/08/2013 to 31/07/2023 (3)	£11,805
Ground Floor Left	Office	698.99 sq m (7,524 sq ft)	VACANT		
1st Floor Right Suite 1	Office	232.26 sq m (2,500 sq ft)	BUSINESS GATEWAY FIFE (4)	10 years from 12/08/2013 until 11/08/2023	£13,885
1st Floor Right Suite 2	Office	382.76 sq m (4,120 sq ft)	FIFE WOMEN'S AID (5)	10 years from 29/10/2014 until 28/10/2024 (6)	£20,600
1st Floor Left	Office	702.99 sq m (7,567 sq ft)	VACANT		
<b>Total</b>		<b>2,772.02 sq m (29,838 sq ft)</b>			<b>£69,354</b>

- (1) Scottish Enterprise is a sponsored non-departmental public body of the Scottish Government that encourages economic development, enterprise, innovation and investment in business. The public body is headquartered in Glasgow and has a network of offices throughout Scotland (Source: [www.scottish-enterprise.com](http://www.scottish-enterprise.com) 08/01/2020).
- (2) Skills Development Scotland is the national skills body delivering careers advice and support in schools and high education. The service operates from a high number of high street centres, community venues, secondary school and specialist education establishments throughout Scotland (Source: [www.skillsdevelopmentscotland.co.uk](http://www.skillsdevelopmentscotland.co.uk) 08/01/2020).
- (3) The lease to Skills Development Scotland provides a mutual option to determine on 01/08/2021. If the tenant exercises the option, a penalty of £10,654.50 is payable.
- (4) Business Gateway Fife is a public body providing a wide range of support and advice to individuals looking to set up in business in Fife, and newly formed and existing businesses looking to grow and develop (Source: [www.businessgatewayfife.com](http://www.businessgatewayfife.com) 08/01/2020).
- (5) Fife Women's Aid is a charitable organisation based in the voluntary sector that supports women, children and young people who have experience of domestic abuse (Source: [www.fifewomensaid.org.uk](http://www.fifewomensaid.org.uk) 08/01/2020).
- (6) The tenant did NOT exercise their October 2019 break option.



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