

DM HALL

To Let

Office

25 Midfield Drive,
Kirkcaldy,
KY1 3LW



167.4 SQ M
1,802 SQ FT

Property Details

- High quality dual-floor office accommodation
- Located within established business park
- Benefits from on-site parking
- Rental offers over £18,000 plus VAT per annum

LOCATION:

The subjects are situated on the north side of Kirkcaldy, in close proximity to the A92 — a main arterial route linking to the M90, connecting the central belt from Edinburgh to Perth and beyond.

More specifically, the premises is located on Midfield Drive, within the established Dunnikier Business Park. Nearby occupiers include a mix of local and national covenants including Caledonia Fire & Security, Astrak UK and Arnold Clark.

DESCRIPTION:

The subjects comprise a semi-detached, two-storey office building of brick construction surmounted by a pitched assumed profile sheet roof. Externally, the subjects benefit from on-site parking.

Access is achieved via an aluminium framed pedestrian access door leading into a welcoming reception area.

Internally, the subjects are arranged to provide various high-quality, well-maintained offices / meeting rooms, a reception area, WC facilities and kitchen to the ground floor, with open-plan office space, meeting rooms and kitchenette located at first floor level. Lighting is achieved via a combination of assumed LED spotlights and strip lights. Heating units present throughout.



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition:

FLOOR	SQ M	SQ FT
Ground	78.5	845
First	88.9	957
Total	167.4	1,802

RENTAL:

Our client is seeking offer over £18,000 plus VAT per annum for the interest of the subjects on a leasehold basis.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £22,500

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS:

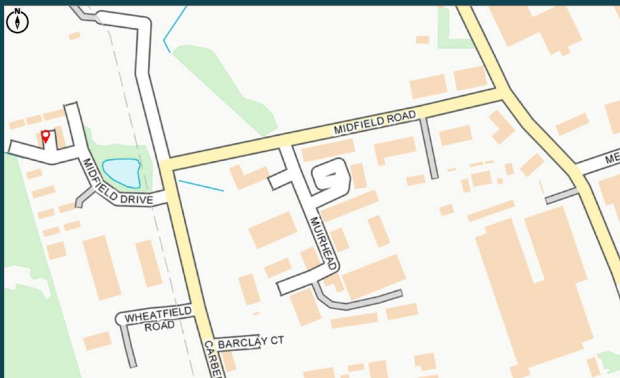
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting/selling agents:-



Make an enquiry

Leigh Porteous

Justin Akugbo

fifeagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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