

OFFICES

On behalf of:



LAST REMAINING TWO-PERSON SUITE



**SUITE 7, BUKO TOWER, DALTON ROAD,
GLENROTHES, KY6 2SS**

20.20 SQ M (217 SQ FT)

**Andrew Reilly Associates Ltd
31 Rutland Square
Edinburgh
EH1 2BW
0131 229 9885**

**Ryden
7 Exchange Crescent
Edinburgh
EH3 8AN
0131 225 6612**



LOCATION:

Buko Tower is situated within Southfield Industrial Estate approximately 1.5 miles southwest of the town centre. The premises are located on Dalton Road and within close proximity to the B921 dual carriageway which links to the Bankhead roundabout and thereafter the A92.

DESCRIPTION:

Located on the third floor of Buko Tower, the available suite has recently been redecorated to a high standard and provides dedicated accommodation, ideal for either single or two-person occupation. The office incorporate Cat 5 cabling, suspended ceilings with inset strip fluorescent lighting and wet radiator heating system.

The facility benefits from 24 hour CCTV coverage, onsite management, lift access and extensive car parking provision. In addition, meeting rooms are available for the occupier's use at ground floor level.

ACCOMMODATION:

We are advised that the available accommodation extends to:

	Sq M	Sq Ft
Suite 7	20.2	217
TOTAL	20.2	217

TERMS:

The suites are available to let on a standard lease format incorporating full repairing and insuring terms. Details can be provided on application to the joint letting agents.

RATEABLE VALUE:

The suite is currently listed in the Valuation Roll with a rateable value of £1,700 as such the accommodation may benefit from up to 100% business rate relief.

ENERGY PERFORMANCE CERTIFICATE:

The energy performance of the suites has been assessed and details are available on request.

LEGAL COSTS:

Each party will bear their own legal costs in dealing with the transaction however the tenant will be liable in the normal manner for any recording dues, registration fees and Land & Buildings Transaction Tax.

VIEWING AND FURTHER INFORMATION:

For further information please contact the letting agents. Viewing is available at short notice and can either be arranged through the joint letting agents or directly by contacting the site superintendent Ian Murray on 07842 804810.



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Contact

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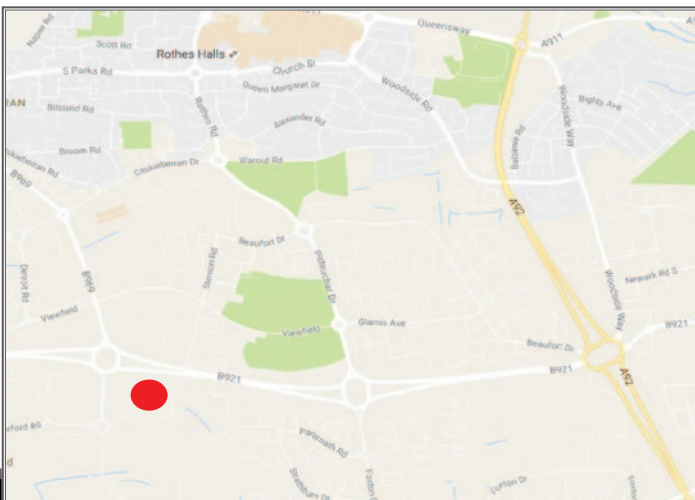
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ARA and Ryden hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.