

THE HENGE

RETAIL & LEISURE PARK

BRAND NEW
COMMERCIAL
DEVELOPMENT

TWO NEW UNITS AVAILABLE
FROM 2,865 SQ.FT TO 7,933 SQ.FT

GLENROTHES TOWN CENTRE
KY7 5PP



LOCATION

Glenrothes is one of the original new towns located in Fife, lying approximately 30 miles north of Edinburgh and 20 miles south of Dundee. The town has a resident population in the region of 40,000 and a catchment within 20 miles of over 300,000 persons.

The Henge lies in a very prominent position between The Kingdom Town Centre and North Street as shown on the aerial plan. The development is anchored by an 11,000 sq.ft (trading) Marks & Spencer Simply Food which opened in February 2019.

CURRENT TENANT LINE UP

Unit 1: Marks & Spencer Simply Food

Unit 2: To Let - see opposite

Unit 3: To Let - see opposite

Unit 4: Indigo Sun

Unit 5: The Food Warehouse

SPECIFICATION

The unit is finished to developer's shell specification. Details on request.

LEASE

The subjects are being offered on a new long term Full Repairing & Insuring lease incorporating 5 yearly rent reviews.

RENT

Rental on application.



ACCOMMODATION

The units extend to the following approximate area and dimensions:

UNIT 2 (with return Frontage)

ACCOMMODATION	METRIC	IMPERIAL
Frontage	8.90 m	29 ft 2ins
Built Depth	31.44 m	103 ft 2ins
Total Gross Area	266.16 sq.m	2,865 sq.ft

UNIT 3

ACCOMMODATION	METRIC	IMPERIAL
Frontage	14.27 m	46 ft 10ins
Built Depth	34.39 m	112 ft 10ins
Total Gross Area	464.51 sq.m	5,000 sq.ft

COMBINATION: Units 2 & 3 may be combined to provide 7933 sq.ft, 736.99 sq.m. Details on request.



SERVICE CHARGE

The budget service charge for the common areas will be for the then financial year approximately £1.30 per sq.ft.

EPC

Details on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING & FURTHER INFORMATION

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