

## To Let

# Iona House, Grantsmuir Road, John Smith Business Park, Kirkcaldy, Fife, KY2 6NA

- Established business park location
- Floor plates capable of sub-division
- Located in close proximity to Junction 2a of the A92
- Kirkcaldy town centre approximately 5 minutes' drive away
- Available immediately



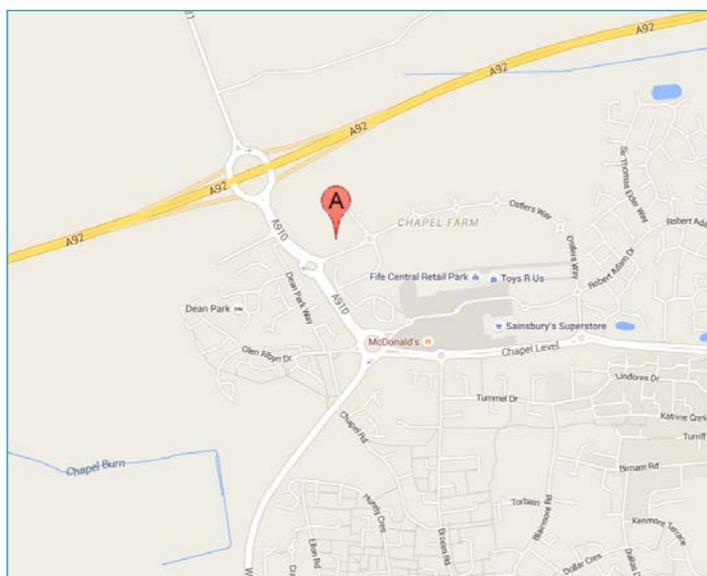
# IONA HOUSE, GRANTSMUIR ROAD, JOHN SMITH BUSINESS PARK, KIRKCALDY, FIFE

## Location

Kirkcaldy is approximately 25 miles north of Edinburgh across the Forth Road Bridge and along the A92 from Junction 2A of the M90. The park itself lies immediately adjacent to the A92 and offers a high degree of prominence and excellent access to both Kirkcaldy and the rest of Scotland.

Public transport in Kirkcaldy is excellent and benefits from frequent train travel across the Forth Bridge from Edinburgh to the station in the town centre. The bus network is also extensive, radiating from the centrally located bus station, with regular services to John Smith Business Park and linking the town with all major centres in Scotland.

Fife's population is approximately 358,000. Financial and business services are playing a key role driving growth and creating new jobs with Havelock Europa Plc., Paywizard and Evans Easyspace all currently located within John Smith Business Park. Kirkcaldy itself is Fife's biggest and fastest growing town with a population approaching 50,000, as well as an additional 130,000 within a 20 minute drive.



## Description

Iona House is a modern detached three storey office pavilion benefitting from the following specification:

- male, female and disabled WC
- shower facilities
- two 8 person passenger lifts
- raised access floors
- suspended metal tile ceilings
- PIR light sensors
- 165 car spaces (5 disabled)
- bike racking

## Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or DM Hall in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, DM Hall nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

## Accommodation

We have measured the areas of the existing building in accordance with the RICS Code of Measuring Practice, Sixth Edition and confirm that the floor areas on a Net Internal Area (NIA) basis are as follows:

Description	SqM	(SqFt)
Ground	766.4	(8,249)
Ground Floor Canteen	146.1	(1,572)
First	843.0	(9,074)
Second	842.0	(9,063)
<b>Total</b>	<b>2,597.5</b>	<b>(27,958)</b>

Each floor has the potential to be split providing suite of approximately 371.6 sqm (4,000 sqft).

The building benefits from 165 car parking spaces providing a ratio of 1:170.

## Lease Terms

The property is available on a new full repairing and insuring lease for a term to be agreed. Further details on rent and other occupational costs can be obtained from the joint letting agents.

## Rateable Value

We have been informed by the Fife Assessor that the premises are entered in the valuation roll for 2019 as follows:

Office Ground Floor: £71,000  
Office First Floor: £59,250

Any new sub-divided suites will be required to be re-assessed upon entry.

## EPC

The suites benefits from the following Energy Performance rating: C

## Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction, although the ingoing tenant shall be responsible for Land and Buildings Transaction Tax, registration dues and any VAT applicable.

## VAT

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

## Viewing and further information

Strictly by appointment through the joint letting agents:



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