

JSbp3



TO LET/MAY SELL

High Quality Specification Offices

From 7,838 sq ft to 23,611 sq ft

John Smith Business Park, Kirkcaldy, Fife

www.jsbpfife.com

JSbp

John Smith Business Park

John Smith Business Park is a 60 acre development site strategically located in central Fife. Currently home to MGt, Kirkcaldy's largest private sector employer, JSbp offers great potential for businesses looking to relocate or expand within Fife.

Fife's population is approximately 358,000 with employment levels currently at 166,000. Financial and business services are playing the key role driving growth and creating new jobs. 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.

The Park has outline planning consent for approximately 300,000 sq ft of Class 4 business development, incorporating an element of hotel/leisure accommodation. Land to the east has been allocated for further residential development.

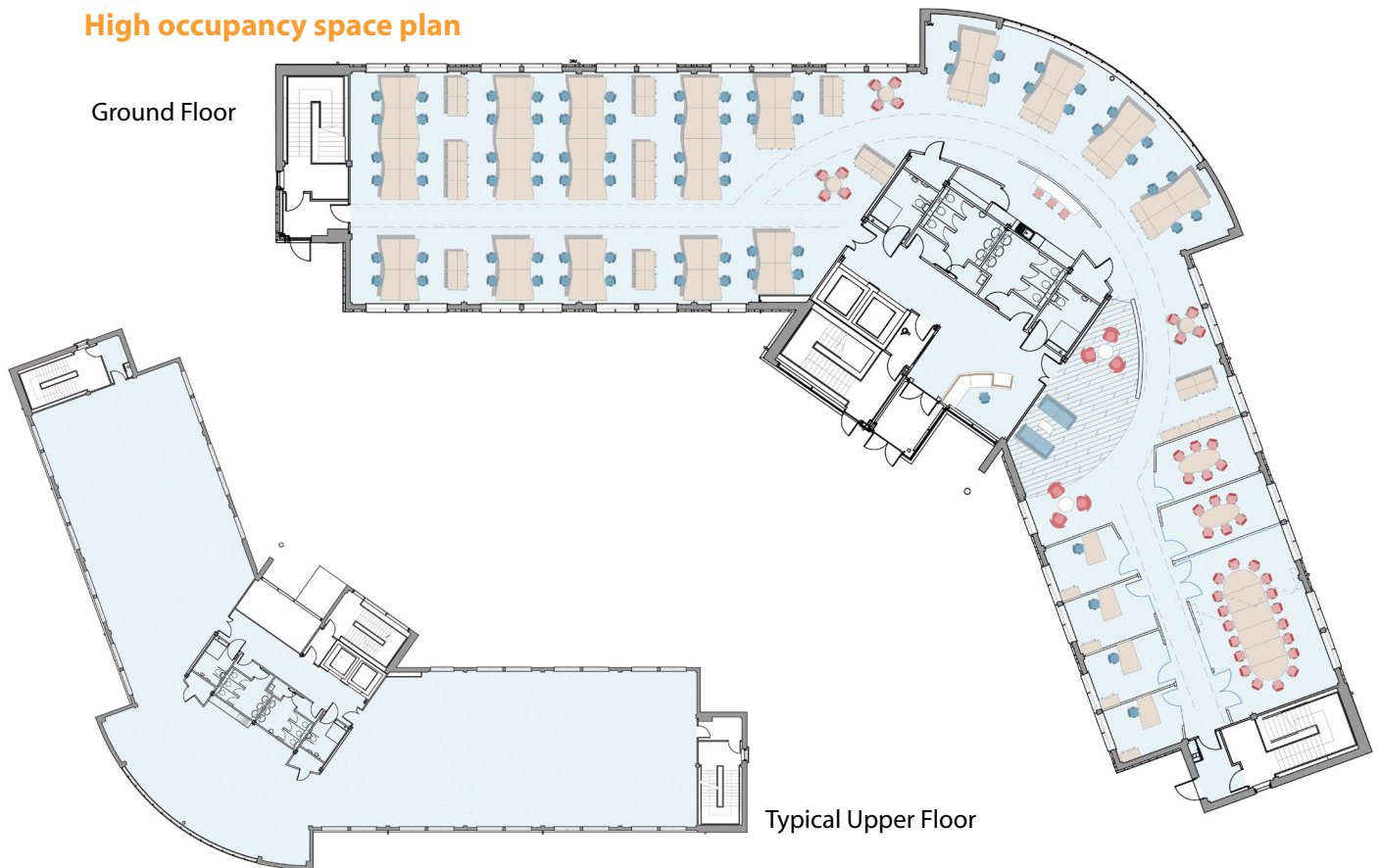
Location

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 lies immediately adjacent to the A92. The site offers excellent access to both Kirkcaldy and the rest of Scotland.

Kirkcaldy is served with excellent public transport networks – frequent trains travel across the Forth Bridge from Edinburgh to the station in the town centre, and the bus network is extensive, radiating from the centrally located bus station, with regular services to JSbp and linking the town with all major centres in Scotland.



High occupancy space plan



Accommodation

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal basis, as follows:

Second Floor:	732.1 sq m	(7,880 sq ft)
First Floor:	733.3 sq m	(7,893 sq ft)
Ground Floor:	728.1 sq m	(7,838 sq ft)
Total:	2,193.5 sq m	(23,611 sq ft)

The property benefits from 80 car parking spaces.

Situation

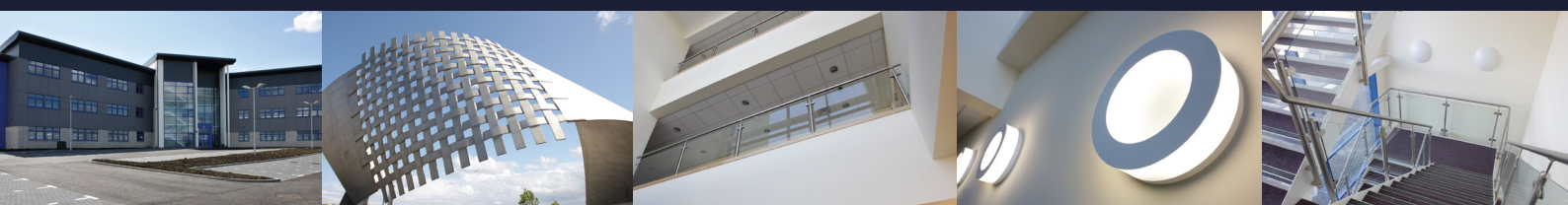
Following on from the success of the first two phases of development, which have both been sold to MGt Plc, the third phase of development has now been completed.

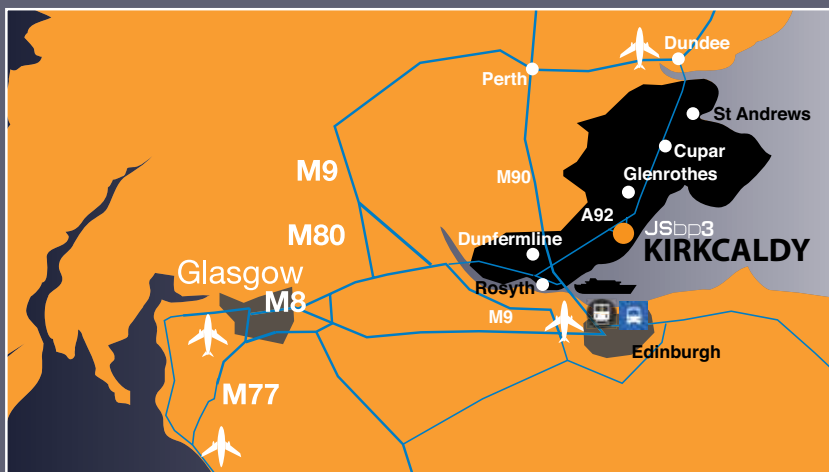
The building occupies a two acre plot on the west of the Park. John Smith Business Park is accessed via a recently completed roundabout on the A910, and is close to Fife Central Retail Park, one of Fife's most popular retail destinations.

Description

The property provides modern open plan office accommodation over three floors. The building is finished to the following high quality specification:

- Feature double height entrance hall/reception
- 2 passenger lifts
- Raised access floors
- Suspended ceiling incorporating modern recessed lighting
- Male, female and disabled toilet facilities on each floor
- Shower provision located on each floor
- Disability Discrimination Act compliant
- 80 car parking spaces, providing a generous car parking provision of 1 space: 295 sq ft.
- The building has been designed to achieve a "very good" BREEAM rating
- The building has achieved a C+ EPC rating for its environmental performance





Viewing & Further Information



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Particulars and photographs dated June 2009

Terms

The building is available to lease in its entirety or in part. Any lease will be on a new Full Repairing and Insuring basis incorporating five yearly upward only rent reviews.

Alternatively, our clients may consider disposing of their Heritable interest in the entire building. Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs, however, the incoming tenant will be responsible for Stamp Duty Land Tax, Registration Dues and any other costs incurred in the transaction, together with any VAT payable thereon.

Rateable Value

The premises will require to be assessed on occupation.

Service Charge

The service charge is to be confirmed and will be dependent on occupancy.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

