



**brag enterprises**

Enterprising People, Sustaining Communities

# TO LET

OFFICE SPACE

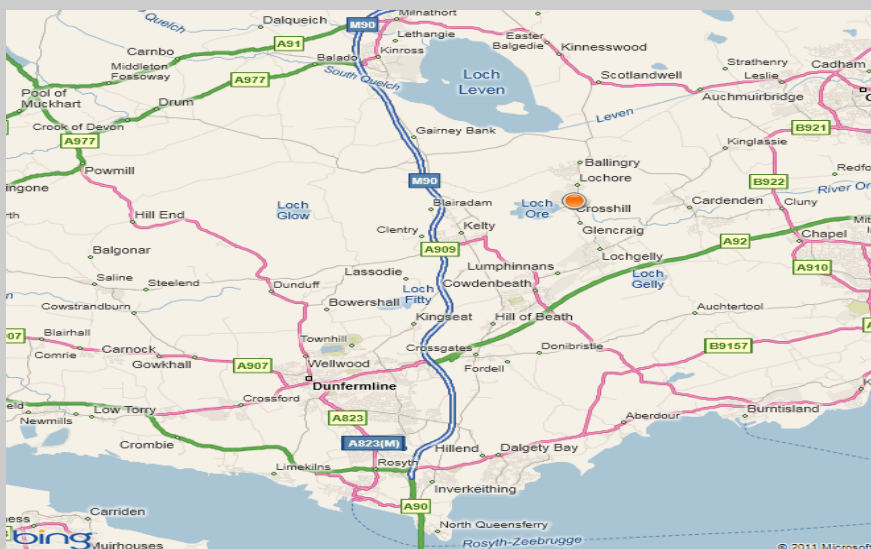


**Unit 12 Crosshill Community Enterprise  
Centre  
Main Street, Crosshill, Fife  
33 sqm (355 sqft)**

# Unit 12 Crosshill Community Enterprise Centre Main Street, Crosshill, Fife

## Location

The Enterprise Centre is well located with access to the M90 motorway within 5 miles and road networks to Perth to the north and to Edinburgh, Glasgow and the south via the Queensferry Crossing. The City of Dunfermline and the major towns of Kirkcaldy & Glenrothes are within easy reach by both public and personal transport. There is a nearby main line railway station and town centre located bus stations that give access to the surrounding centres of business including Edinburgh, Perth & Dundee.



## Description

The office is located within the main Crosshill Community Enterprise Centre. Full office services are available to tenants, Further details available upon request. This office operates within the normal opening times of the Centre, however 24hr access is available. The rental of the office also includes heating. Electricity charged by BRAG via service charge. Business rates and any water based rates are also the responsibility of the tenant. The rental (including service charges) for the office is £210 +VAT per calendar month. The rateable value of the office is: £1800. Based on the National Non-Domestic Rate of 0.4260, the amount payable would be £767 per year. However, various discounts are available and you may also qualify for the small business bonus, please contact Fife Council directly for more info.

## Terms

The office is available on a flexible Licence basis. Terms are 30 days with normal deposit of 1 month up front

## Viewing

All viewings by appointment only via Brag

## Entry

Entry is available for this office immediately

For more information on this space, please call our facilities team on  
Tel: 01592 860296

Room Dimensions: Length: 21ft (6.6m) Width x 16ft (5 m)

Windows: none—roof lights only

Doors: 2

Mains Sockets: numerous in floor and wall

Door access to main corridor at 2 points

Shared access to toilets and kitchen nearby

### Important notice:

#### Brag gives notice that:

(i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances out with our control.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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

(iv) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment.

Further details regarding the Licence of the detailed premises is available from Brag Enterprises Ltd, Crosshill Community Enterprise Centre, Crosshill, Fife