

TO LET

FIRST FLOOR OFFICE

ELIZABETH HOUSE, BARCLAY COURT, MITCHELSTON, KIRKCALDY, KY1 3WE

- ENTIRE FIRST FLOOR OFFICE – SMALLER SUITES AVAILABLE
- ACCOMMODATION FROM 488 SQ FT TO 3,270 SQ FT
- ON SITE CAR PARKING



LOCATION

Elizabeth House is located in Barclay Court within Mitchelston Industrial Estate. Kirkcaldy itself is the main regional centre for the surrounding area, lying approximately 30 miles north of Edinburgh. Located on the north east side of the town, access to the A92 is easily available, linking with Glenrothes to the north and the M90 to the east. Surrounding occupiers include Arnold Clark, Asda, Caledonian Fire & Security and Dart.

DESCRIPTION

The property comprises the entire first floor of a modern two storey pavilion building which benefits from:-

- Part open plan accommodation with boardroom/meeting rooms
- Fully DDA compliant
- Passenger lift
- Landscaped grounds with on site parking
- Shared WC facilities

ACCOMMODATION

The whole first floor is available however consideration will be given to let it in individual parts.

Unit 1D	139.24 m ²	1,500 ft ²
Unit 2	45.37 m ²	488 ft ²
Unit 3A	119.06 m ²	1,282 ft ²
Total	303.67 m ²	3,270 ft ²

EPC

Further details are available on request.

TERMS

Rent on application.

RATES

Rateable Values are as follows:-

Unit 1D	£17,600
Unit 2	£5,000
Unit 3A	£13,500

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk
Burns and Partners
25 Rutland Square, Edinburgh, EH1 2BW

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Publication Date: June 2026

