

TO LET

GROUND FLOOR WEST OFFICE SUITE

Ryden

- SELF CONTAINED
GROUND FLOOR
OFFICE SUITE

- EXISTING FIT OUT
AVAILABLE

- ON SITE CAR PARKING



**THOMSON HOUSE,
11 PITREAVIE COURT,
DUNFERMLINE, KY11 8UU**

GET IN TOUCH

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Viewing is strictly by appointment with the sole letting agent

1,998
SQUARE FEET

186
SQUARE METRES

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



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THOMSON HOUSE, 11 PITREAVIE COURT, DUNFERMLINE

LOCATION

The subjects are situated within the heart of Pitreavie Business Park which is situated on the southern boundary of Dunfermline. The location benefits from excellent transport links with the M90 Motorway providing direct links to Edinburgh and further south via the Queensferry Crossing and to Dundee, Perth and Aberdeen to the north. The town also benefits from an excellent rail network with the East Coast rail line providing a direct link from Dunfermline direct to Edinburgh Waverley and major stations.

Pitreavie Business Park is the premier office location within Fife benefiting from a number of national occupiers to include Lloyds Banking Group, Nationwide Building Society, BskyB and Optos. More specifically the property is accessed directly off Pitreavie Court, which in turn is accessed from Queensferry Road (the A823).

DESCRIPTION

The available accommodation comprises self-contained ground floor office accommodation within a modern office pavilion. Internally the office provides a mix of open plan and cellular accommodation and benefits from the following specification:

- Gas central heating
- Data cabling
- Male / Female & Accessible WC's
- Tea Prep / Kitchen facilities
- Security alarm
- Modern LED Lighting
- 3 car parking spaces

ACCOMMODATION

The property provides 186 sq m (1,998 sq ft) of accommodation on a net internal basis.

CAR PARKING

The property benefits from three dedicated parking spaces.

TERMS

The property is available on a new Full Repairing & Insuring basis for a term to be agreed. Further information is available on request from the sole letting agent.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

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BUSINESS RATES

We have been verbally advised by the local Assessor the property has a Rateable Value of £19,700 which results in annual rates payable (2020 / 2021) of approximately £9,810. Interested parties are advised to make their own enquiries with the local Assessors.

ENTRY

Available immediately, on conclusion of legal missives.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 'E' rating.

VIEWING

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