

To Let/May Sell

Ground Floor Office Suites, Unit 4 Halbeath Business Park,
Kingseat Road, Dunfermline, KY11 8RY

Quality ground floor office accommodation

Suites from 560 to 1167 sq ft available

Attractively presented with flexible layout

Ample on-site parking

Excellent road links

Flexible lease terms available

LOCATION:

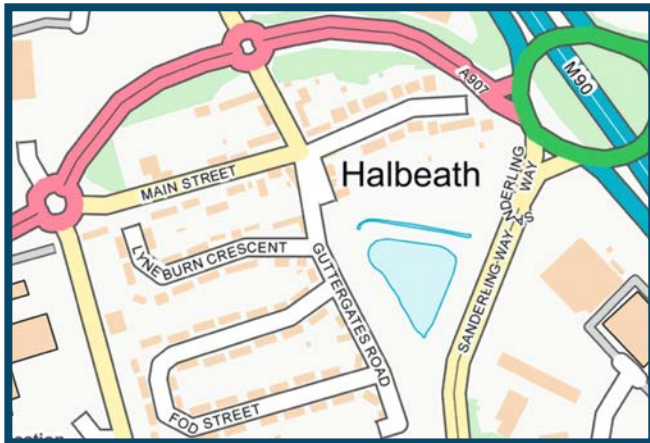
Dunfermline is one of Fife's principal commercial centres with a resident population now in excess of 50,000 persons and a catchment area understood to lie in the region of 150,000 people. The town has undergone a period of economic expansion over the last 20 years and has provided significant opportunities for both commercial and residential sectors.

The subjects are located within the popular Halbeath Business Park lying to the eastern side of Kingseat Road, within the Halbeath area of Dunfermline.

The Business Park provides a number of similar pavilion style offices, all commercial in nature with occupiers including the SSPCA, Scot Timber and Septillion Technologies.

The subjects location is readily accessible to the M90 road route providing excellent transport links to the central Scotland motorway network and also to the primary Dunfermline town centre itself.

The approximate location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a ground floor office suite contained within a two storey semi-detached office pavilion.

Access to the suite is taken from a shared aluminium/glazed entrance door leading to a common reception area/stairwell. A further private entrance door to the suite is located thereof. The suites benefit from a secure telecom entry system.

Internally, the ground floor provides two large office rooms together with a well presented kitchen and staff toilet. The suites can be let as a single entity or as two separate rooms with shared kitchen and toilet facilities.

ACCOMMODATION:

We calculate that the subjects extend to a the following net internal areas

Suite 1 – 56.2 sq m (605 sq ft)

Suite 2 – 52.2 sq m (562 sq ft)

The above mentioned area has been calculated for agency purposes only and should be used for no other purpose whatsoever.

RENTAL:

Offers of £7,200 for office 1 and £6,000 for office 2, per annum exclusive are invited.

**LEASE TERMS:**

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated incorporating Rent Reviews at appropriate intervals.

SERVICE CHARGE:

A service charge is applicable with the subjects, further details can be made available through the letting agents.

ASSESSMENT:

Having regard to the Scottish Assessors website we note that the subjects are entered into the current valuation roll at the following rateable values:

Suite 1 - £5,500

Suite 2 - £5,100

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2019/2020 and, given the rateable value of these suites, eligible businesses will benefit from 100% discount.

PRICE:

Consideration will be given to the sale of the premises and any interested parties should contact the marketing agents for further information.

VAT:

All figures quoted are exclusive of VAT if applicable.

ENTRY:

Entry can be given on completion of missives.

VIEWINGS:

All viewings must be accompanied and arranged via the Marketing Agents.

ENERGY PERFORMANCE CERTIFICATE:

A copy of the EPC can be made available on request however the rating is C.

REFERENCE:

ESA1942

DATE OF PUBLICATION:

August 2019

CONTACT:

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