



Unit 4, The Boathouse, Silversands,
Hawkcraig Road, Aberdour, KY3 0TZ

- High quality and well-presented office suites
- Idyllic Coastal setting with panoramic vista
- On site car parking
- The Boathouse comprises a number of independent office suites
- Suite size 1655 sq.ft

LOCATION

Aberdour lies approximately 7 miles south-east of Dunfermline City and is a pleasant residential village lying on the banks of the Firth of Forth. The village is understood to have a population of approximately 1600 people and accordingly the range of commercial facilities and amenities in Aberdour is relatively restricted.

The 'Boathouse' subjects are situated to the south of the village in a coastline situation on Hawkeraig Road, adjacent to a site of special scientific interest in near proximity to Aberdour's Silversands beach, overlooking the Firth of Forth in an idyllic location with uninterrupted views across water to Edinburgh and the Lothians.

DESCRIPTION

The subject comprises part of a former Boathouse, which is of a detached and extended type and two storey and attic in height. It is of steel frame construction with brick and infill walls, white-washed and rendered externally, set beneath a series of pitched and profile metal clad roofs.

The accommodation in Suite 4 provides for good quality office suites on the ground floor and the lower ground floor with open plan office/staff and meeting room accommodation finished to a good and brightly presented standard.

Floors have a variety of timber and carpeted overlay with walls provided in painted and papered finishes. Ceilings are in a mixture of suspended tiles and painted plasterboard linings.

The attic area is ideally suited for storage, the lower ground floor is predominantly open plan, offering some flexibility.

The office suites have good provision of power outlets and have modern IT capabilities.

The building benefits from an area of shared car parking associated with the office suites.

ACCOMMODATION

The areas of subjects have been calculated in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

Area / Floor	Sq M	Sq Ft
Basement floor	65.51	705
Ground floor	53.13	572
Attic floor	35.08	378
Total	153.72	1,655

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value as can be seen undernoted.

Unit 4 — £13,500

RENTAL PRICE

£15,000 p.a (Exclusive of VAT)

SERVICE CHARGE

Service charge available upon request.

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

EPC will be available upon request.



To arrange a viewing please contact:



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