



Ground Floor West,  
12 Abbey Park Place  
Dunfermline, KY12 7SL

- Good quality office accommodation
- City centre Location
- Car parking
- Rental offers invited in the region of £16,000 p.a.x

## LOCATION DESCRIPTION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

The subjects are situated on Abbey Park Place, towards its eastern end in the heart of the City centre. The main High Street shopping area lies only a short walk to the north where local amenity is available.

The bus station is situated in near proximity with the City's rail station lying approximately 1/2 mile to the south.

## DESCRIPTION OF PROPERTY

The subjects comprise part of the ground floor of a multi tenanted, two storey detached, stone-built office building, held under a series of pitched and slate clad roofs.

The subjects offer bright and attractive office accommodation. It is arranged to provide large open plan office with 2 large offices and staff and toilet facilities.

Car parking is also available.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property



Measurement, 2nd Edition incorporating the RICS Code of Measuring Practice, 6th edition on a Net Internal Area basis:

AREA / FLOOR	SQ M	SQ FT
Ground Floor Offices	111.34	1,200

## RATEABLE VALUE

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

ADDRESS	RATEABLE VALUE
GROUND FLOOR WEST & REAR ROOMS 12 ABBEY PARK PLACE DUNFERMLINE FIFE KY12 7PD	£14,800

To arrange a viewing please contact:



**Duncan Fraser**  
Director  
07769 377 431  
duncan.fraser@g-s.co.uk

## RENT

Rental Offers are invited in the region of £16,000 per annum, exclusive

## LEASE TERMS

The subjects are offered as a whole on Full Repairing and Insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

## 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.

## IMPORTANT NOTICE

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