



Scotia House, Dickson Street,  
Elgin Industrial Estate, Dunfermline, KY12 7SN

- Office suites available from 123 sq.ft to 807 sq ft
- Well established business location
- Ample onsite parking
- Available for immediate occupation
- All Inclusive Rent



## LOCATION

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 the south side of Dickson Street, and within Elgin Industrial Estate, which is one of the most popular industrial locations in Dunfermline. This location is within easy access to the motorway network and its proximity to the local workforce, as well as being within a very short distance of Dunfermline city centre.

## DESCRIPTION

The subjects comprise a ground floor stone built building, held under a flat roof, clad in profile metal sheeting. The premises are accessed from the front elevation via a vestibule. The property benefits from extensive car parking to the front and side elevations.

Internally, the offices are of a cellular nature. The flooring throughout is a mix of solid concrete overlaid with carpet or laminate flooring. The walls and ceilings are plasterboard and painted and lighting is afforded via florescent tube lighting. The offices benefit from a communal meeting room, tea prep area and male and female w/c facilities.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Office 6	22.2	239
Office 7	29.37	316
Office 8	12.08	130
Office 9	11.35	122
<b>Total</b>	<b>75</b>	<b>807</b>

## RATEABLE VALUE

The valuation Roll will need to be revised upon occupation and occupiers may benefit from 100% rates relief in line with the small business bonus scheme (depending some criterion).

## LEASE TERMS

Suites Available	Per Month	Per Annum
Office 6	£525	£6,300
Office 7	£500	£6,000
Office 8	£275	£3,300
Office 9	£275	£3,300

The above noted rents are all inclusive of services. Full details available upon request.

## EPC

Available on request

## LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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