



Claymore House,  
Enterprise Way,  
Dunfermline, KY11 8PY

- Flexible and good quality, refurbished office space.
- Excellent location with easy access to road and rail links nearby.
- Accommodation thought suitable for subdivision or occupation as a whole.
- Office Suites available from 355 sq ft to 12,078 sq ft.
- Excellent on site and dedicated car parking with EV provision.



## LOCATION

Dunfermline is situated in a strategic location on the north side of the Firth of Forth, 17 miles north of Edinburgh. The town is the main shopping and commercial centre within West Fife and benefits from being located adjacent to Junction 3 of the M90 motorway, which links Edinburgh to the south and Perth, Dundee and Aberdeen to the north.

The main City centre lies approximately 2 miles to the north via the Queensferry Road which also provides frequent bus services to the city centre as well as the wider regional and national locations.

Dunfermline is served by three railway stations; Dunfermline City, Dunfermline Queen Margaret and Rosyth, which lies approximately ¼ mile to the south.

The subject property is situated within Carnegie Campus on the southern periphery of Dunfermline, adjacent to the M90 spur providing direct access to the M90 motorway at Junction 2. This is a well established business park situation with surrounding occupiers including, amongst others, Optos, HBoS and BskyB.

## DESCRIPTION

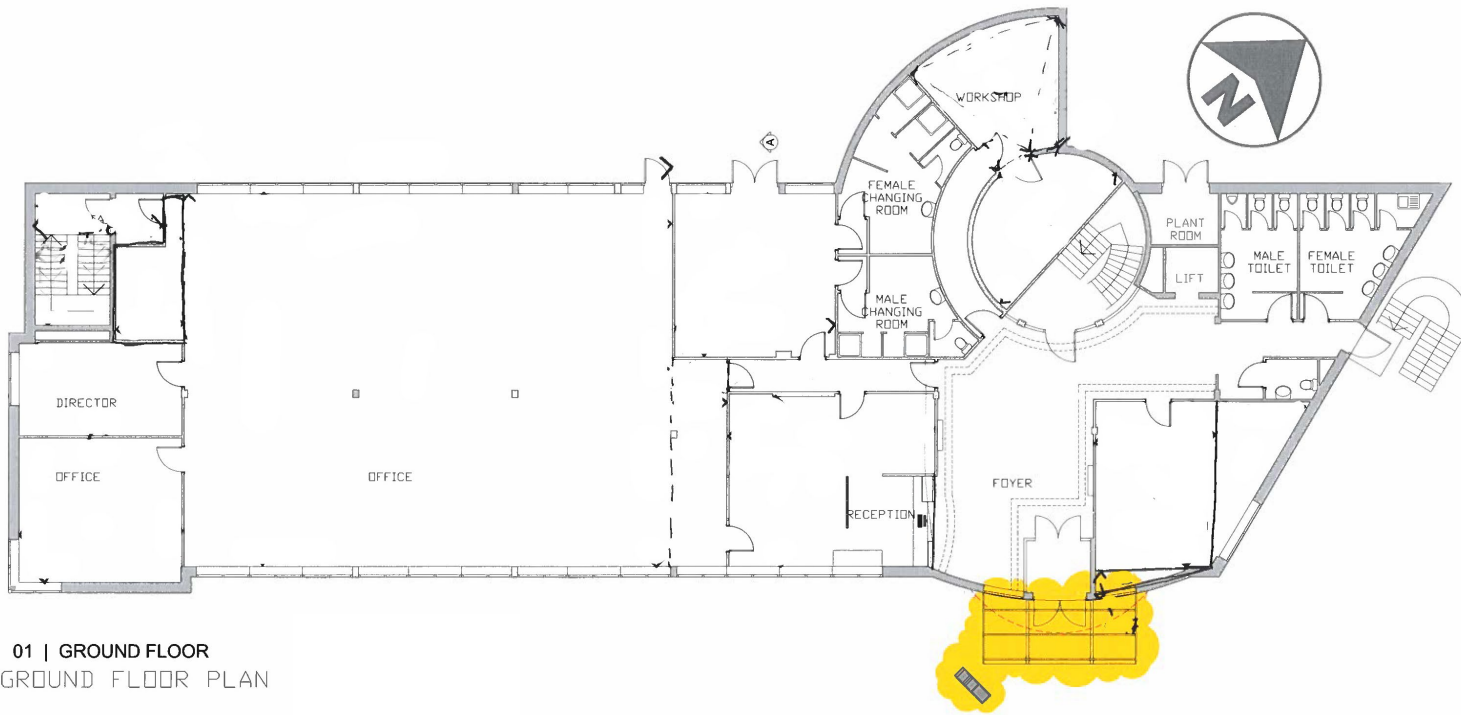
Claymore House is a modern detached office, benefitting from open plan open space across the ground and first floors. There is also good levels of storage on the lower ground floor alongside the main building plant and services areas.

The accommodation is of a good standard and benefits from some recent refurbishment and includes a large reception foyer, meeting rooms and support areas. Both floors have breakout space and staff areas along with male and female changing rooms containing showers on the ground floor.

It has solid floors which have been raised with carpeted overlay with some areas having vinyl coverings. Walls are finished predominantly in painted plasterboard with ceilings being of suspended acoustic tiles set upon what is thought to be a metal grid. The ceiling includes modern LED light fixtures. Staff and kitchen areas are well presented and include domestic style wall and floor mounted fixtures and fittings.

The first floor benefits from lift and main stair access which is located in the centre of the foyer on the ground floor. The floors offer a good mix of open plan space allows for bright workspace along with breakout and private office and meeting room areas creating a bright and collaborative working environment.

The overall site offers excellent and attractive landscaped grounds and car parking with circa 60 marked spaces and 2 EV charging stations.

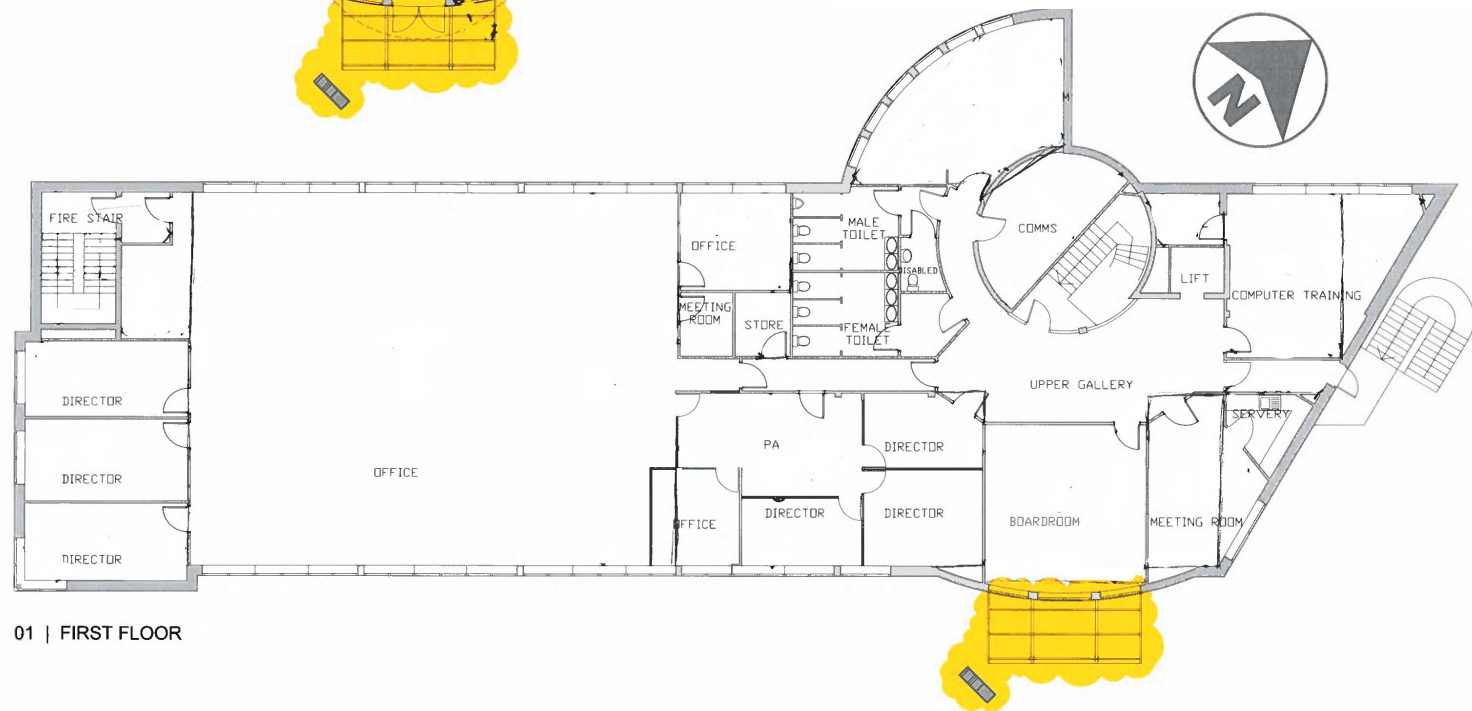


01 | GROUND FLOOR  
GROUND FLOOR PLAN

ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground Floor	441.68	4,754
First Floor	582.16	6,266
Basement	98.35	1,059
<b>TOTAL</b>	<b>1,122.19</b>	<b>12,079</b>

Suites are available from 355 sq ft to 12,079 sq ft.



01 | FIRST FLOOR



#### RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value as follows:-

FLOOR	RATEABLE VALUE
Ground Floor	£44,200
Basement	£3,300
First Floor	£48,700
Ground Floor	£1,800
Basement	£2,450
Ground Floor	£18,700
Total	

The above noted Valuation Roll entries and rateable values may need revised by the local authority depending on future occupation.

#### RENTAL PRICE

Price on Application



## EPC

The subjects have an EPC rating of D — 50. Further details are available on request.

## VAT

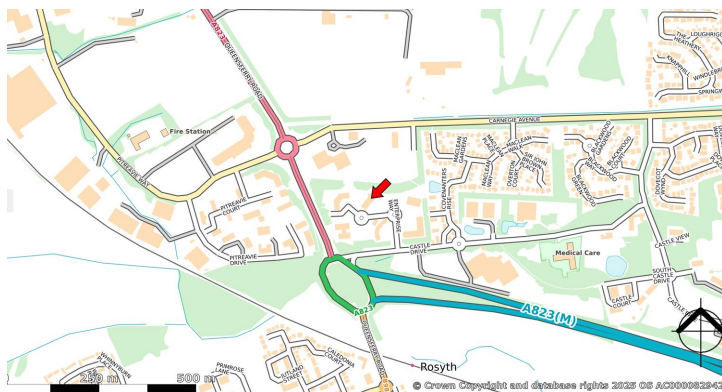
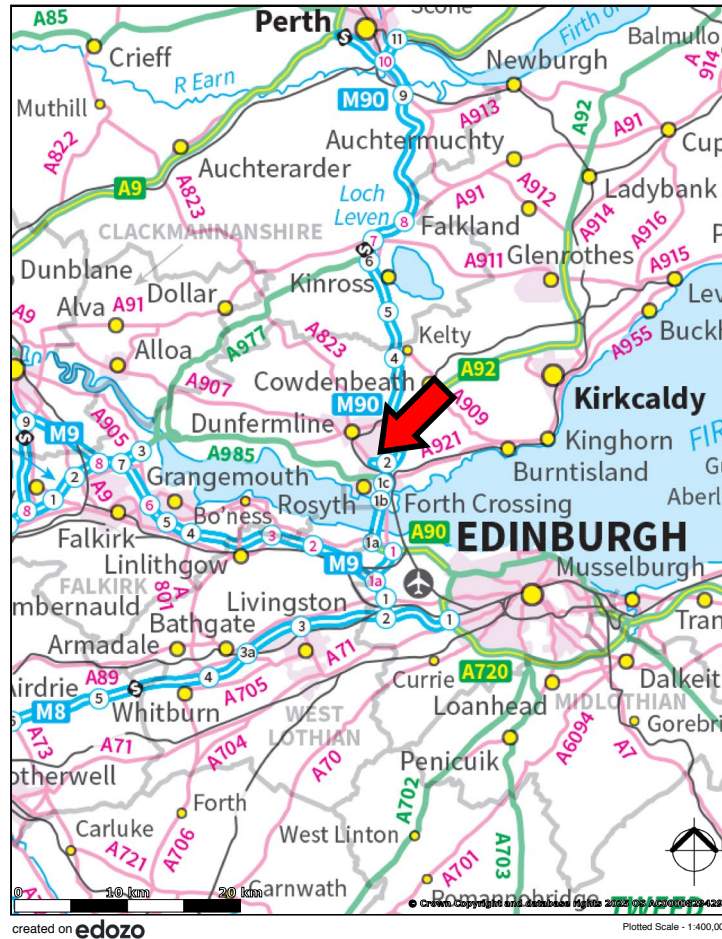
All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

## 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.

## VIEWINGS

By appointment with the sole marketing agents.



To arrange a viewing please contact:



**Duncan Fraser**

Director

duncan.fraser@g-s.co.uk

07769 377 431



**Linda Ford**

Property Agent

linda.ford@g-s.co.uk

07810 417 738

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: June 2025