

OFFICE

TO LET



- **GROUND FLOOR SUITE IN A MODERN OFFICE PAVILION**
- **EXTENDS TO 237m² (2,550 ft²)**
- **EXCELLENT TRANSPORT LINKS**
- **DEDICATED CAR PARKING**

**1 GEORGE SQUARE, CASTLE BRAE,
DUNFERMLINE, KY11 8QF**



Location

Located approximately 20 miles northeast of Edinburgh, Dunfermline is the principal industrial/commercial location within Fife. The city has a resident population of c.50,000 people and benefits from excellent communication links, lying adjacent to the M90 motorway linking Perth to the north with the Queensferry Crossing approximately 7 miles to the south. Dunfermline is well located for access to the wider Fife region and Dundee, which lies approximately 40 miles to the northeast, via the A92 central Fife link road. Edinburgh International Airport is approximately 20 minutes away by car.

Castle Brae is located within Carnegie Campus, one of the principal business parks within Dunfermline situated approximately 2 miles south of the city centre. The business park provides a range of office and industrial accommodation and benefits from excellent communication links lying adjacent to the A823(M) spur road connecting directly to the M90 motorway.

Description

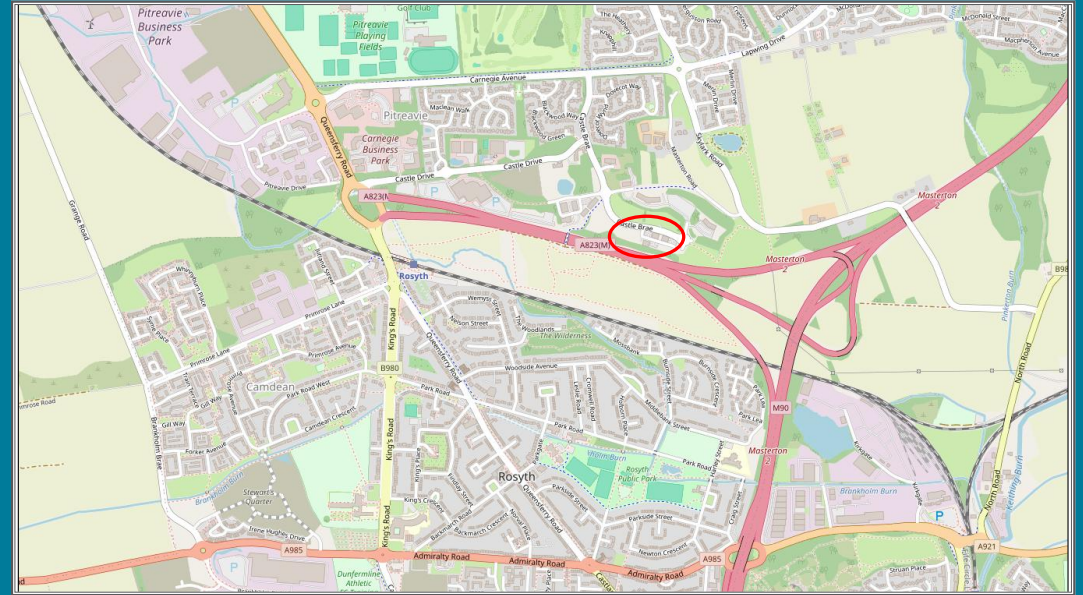
The accommodation is arranged over the ground floor of a modern, two storey office pavilion. The suite has a dedicated secure entry from the communal reception and provides a mix of open plan and cellular accommodation.

The suite has been fitted out to a high standard, with underfloor heating, suspended ceilings with inset lighting and perimeter trunking. Meeting rooms, kitchen and dedicated WC facilities are also incorporated. Car spaces will be allocated on a pro rata basis.

Accommodation

We are advised that the suite has the following net internal area:

Offices 237.0 sq m 2,550 sq ft





Terms

The suite is available on flexible terms. Further details are available from the sole letting agents.

Offers for the purchase of our client's heritable interest may also be considered.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Rateable Value

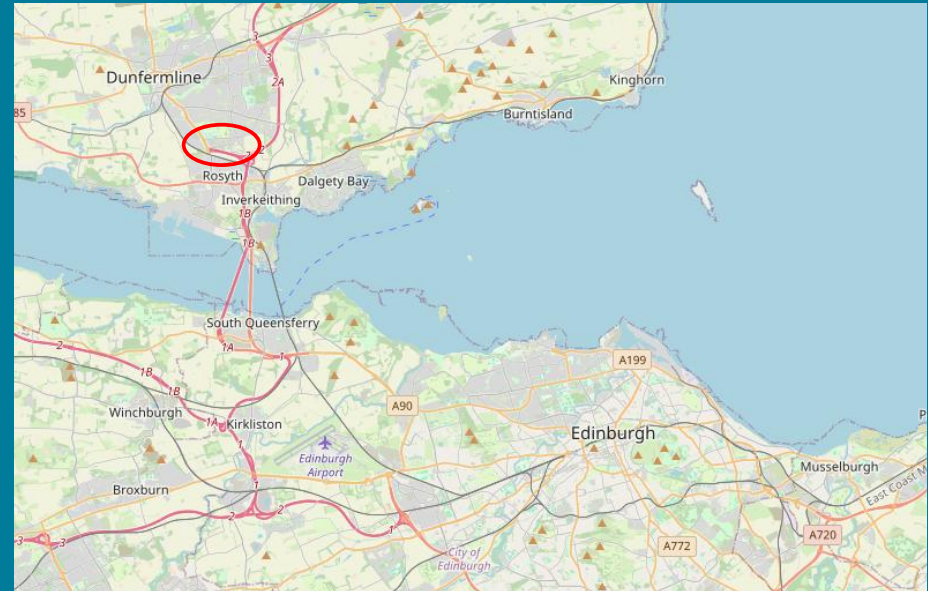
The accommodation will require to be reassessed for business rates.

Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.