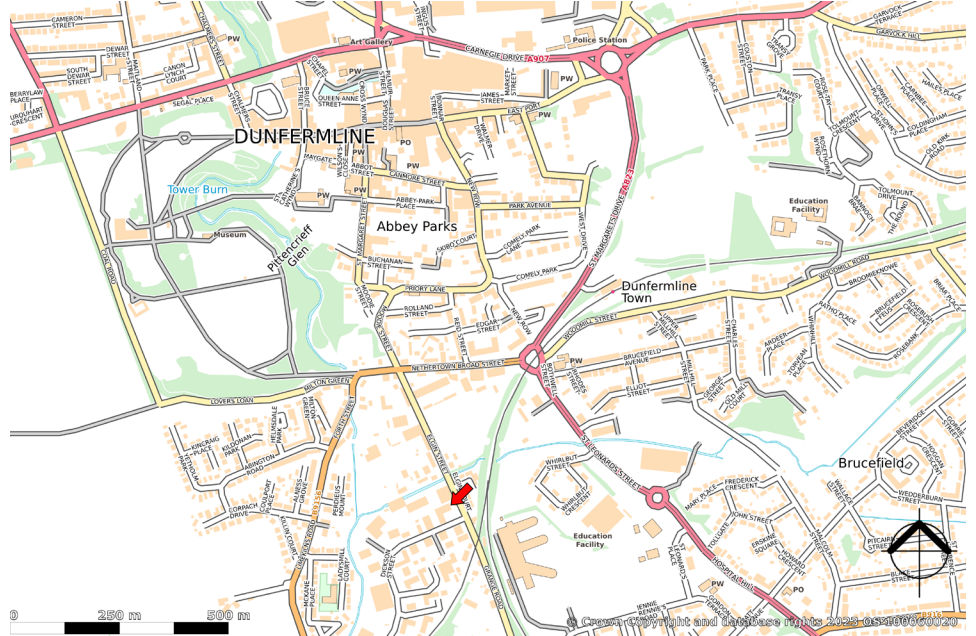




## Old Dickson House, Dickson Street, Dunfermline, Scotland, KY12 7SL

- Office accommodation extending to 160.8 sq m (1,730 sq ft)
- Well established business location
- Ample onsite parking
- Available for immediate occupation
- Quoting Rent: £25,000 per annum (Exclusive of VAT)



## 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 north side of Dickson Street, at its entrance, 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 office comprises the ground floor and first floors of a two storey and detached, stone-built building held under a pitched and slated roof. It has been recently and comprehensively refurbished to a high standard and offers accommodation to include offices, meeting rooms, kitchen/staff areas and toilet facilities. The property benefits from extensive car parking.

The office accommodation is of a cellular arrangement with a range of good sized offices, with some larger office rooms created by some adaptation. Kitchen and toilet facilities are provided on both floors and are to a high level of finish and the building benefits from high specification IT connectivity.

## ACCOMMODATION

We calculate the subjects extend to a Net Internal Area as can be seen undernoted;

Ground and 1st Floors: 160.8 sq m (1,730 sq ft)

## PRICE

The subjects are offered at a rental price of £25,000 per annum, exclusive.

## LEASE TERMS

The subjects are offered on Full repairing and Insuring lease terms.

## RATEABLE VALUE

With reference to the Scottish Assessors Association, we noted that the subjects carry the undernoted Rateable Values.

Ground Floor - £5,600

First Floor - £9,800

The above noted Rateable Values are reflective of the Revaluation effective from 01 April 2023.

## EPC

The property has an EPC rating of C- 32.

## VAT

For the avoidance of doubt, all prices quoted are exclusive of VAT. Any prospective tenants should satisfy themselves as the incidence of VAT involved in this transaction.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by request with the Sole Letting Agents, Messrs Graham + Sibbald.

## LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



**Duncan Fraser**

Associate

duncan.fraser@g-s.co.uk

07769 377 431



**Murdo McAndrew**

Surveyor

murdo.mcandrew@g-s.co.uk

0131 240 5311

## 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: March 2023