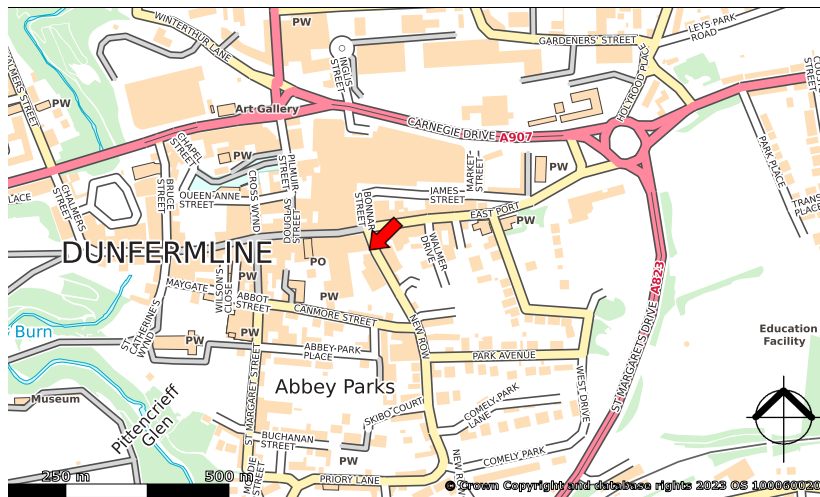




### 3-5 New Row, Dunfermline, KY12 7EA

- Open-plan office accommodation
- Excellent central location
- Benefits from private on-site parking
- Lift access to all floors
- 5,250 sq ft. (487.74 sq m)



To arrange a viewing please contact:



**Duncan Fraser**  
Associate  
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#### 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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023

#### LOCATION

Dunfermline is one of Fife's principal commercial centres, with an expanding residential population which now exceeds 56,000 people. The town lies in a prominent location within Fife, easily accessible being situated just a few miles north of the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The subjects comprise a highly visible, prominent corner office unit located within Dunfermline's city centre, in close proximity to the main High Street shopping thoroughfare.

The High Street provides the main shopping thoroughfare in the town incorporating a number of well-established occupiers including Nationwide Building Society, Costa Coffee, Bank of Scotland and Marks and Spencer as well as a good mix of other local, regional and national representations.

#### DESCRIPTION

The subjects provide an affordable open plan office space located on the second floor of a large and modern type multi occupied office building. The floor space is open plan and benefits from carpeted floors, painted plaster/plasterboard lined walls and a suspended ceiling with recessed lighting. The suite also has a small tea preparation area with W.C facilities held in the common area.

Access to the building is achieved through a dedicated glazed entrance on the ground floor incorporating a key fob and buzzer entry system. There is lift access to all floors.

The office is available for occupation as a whole or potential subdivision will be considered.

#### ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

AREA	SQ FT	SQ M
Second Floor	5,250	487.74

#### RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £18,300.

#### RENT + SERVICE CHARGE

POA

#### 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 on request.