

TO LET
Office



Ground Floor & First Floor, Unit 3, Halbeath Interchange Business Park, Kingseat Road, Dunfermline, KY11 8RY

- Close to J3 of M90
- Dedicated car parking
- Existing fit out
- Fully fitted tea prep
- DDA compliant
- Available on a floor by floor basis



0131 222 9601

[KnightFrank.co.uk/edinburgh](https://www.knightfrank.co.uk/edinburgh)

2 Castle Terrace, Edinburgh, EH1 2EL

GROUND FLOOR & FIRST FLOOR, UNIT 3, HALBEATH INTERCHANGE BUSINESS PARK, KINGSEAT ROAD, DUNFERMLINE,



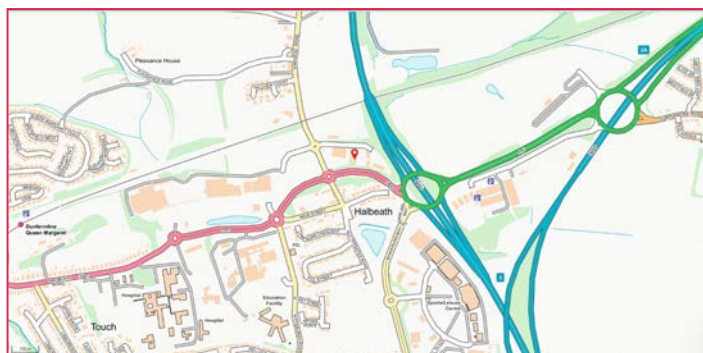
Location

Dunfermline is the largest town in West Fife and occupies an accessible location for travel to Edinburgh to the south and Perth and Dundee to the north due to proximity to the M90, which delineates the eastern boundary of the town.

Halbeath Interchange Business Park is situated just off the M90 junction 3, off the A92 and provides excellent road access into other towns and cities including Perth, Dundee, Edinburgh and Glasgow.

The park benefits from a Travelodge Hotel with other occupiers including: Scottish SPCA Headquarters, Scott Group, Capability Scotland, Scottish Bakers and Tree of Knowledge.

Dunfermline, Queen Margaret Train Station is nearby, 2.3 miles away.



Description

The building is a modern two storey office building. The office accommodation comprises; pavilion at ground level with a ground floor office suite and a first floor office suite.

Both floors benefit from internal partitioning that provide office accommodation and separate tea prep/break out areas. Both floors currently benefit from existing tenant fit out and from the following key features;

- Floor boxes
- Existing fit out
- Cat 5 cabling and coms room
- Dedicated male & female toilets
- DDA toilet
- Open plan office space
- Platform lift
- Fully fitted kitchen/break out area

Accommodation

The premises have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and comprises of the following approximate floor areas;

Floor	Sq M	(Sq Ft)
Ground Floor	143	(1,541)
First Floor	143	(1,539)
Total	286	3,080

10 car spaces.

Rateable Value

The premises are currently entered in the valuation roll as follows;

Office: GF £12,300
Office: 1F £12,300

Energy Performance Certificate

The premises benefit from the following Energy Performance rating: D

Rental & Lease terms

The accommodation is available on a new full repairing and insuring lease with flexible terms considered. Further details are available from the sole letting agent.

Entry

The accommodation will be available for occupation in July 2022.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction; in the normal manner the purchaser will be liable for the cost of registering the title together with land and building transaction tax.

VAT

All prices and premiums are quoted exclusive of VAT.

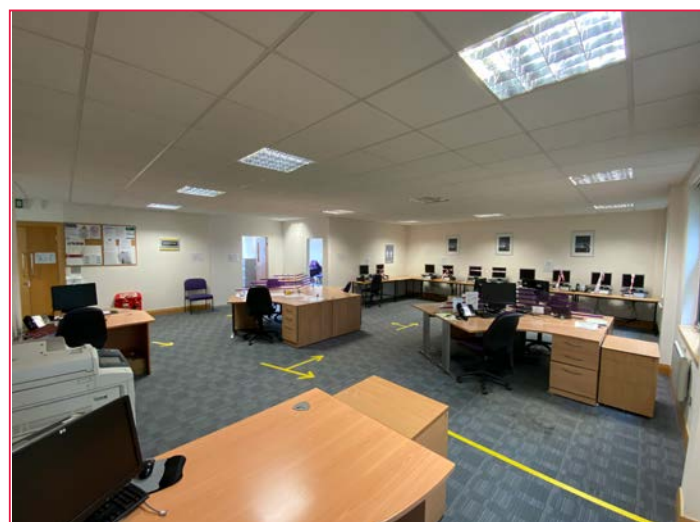
Viewing & Further Information

For further information or to arrange a viewing please contact the sole selling agents;

Chrissie Clancy
0131 322 3077
chrissie.clancy@knightfrank.com
Simon Capaldi
0131 222 9621
simon.capaldi@knightfrank.com



@Knight Frank



Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The comms unit, associated ventilation unit, data and telecoms cabling were installed by previous tenant and are not tested or warranted by the landlord.
2. **Photos etc:** Date of photographs taken 20/02/2020. Location map (c) OpenStreetMap. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.