

TO LET

LARGO HOUSE

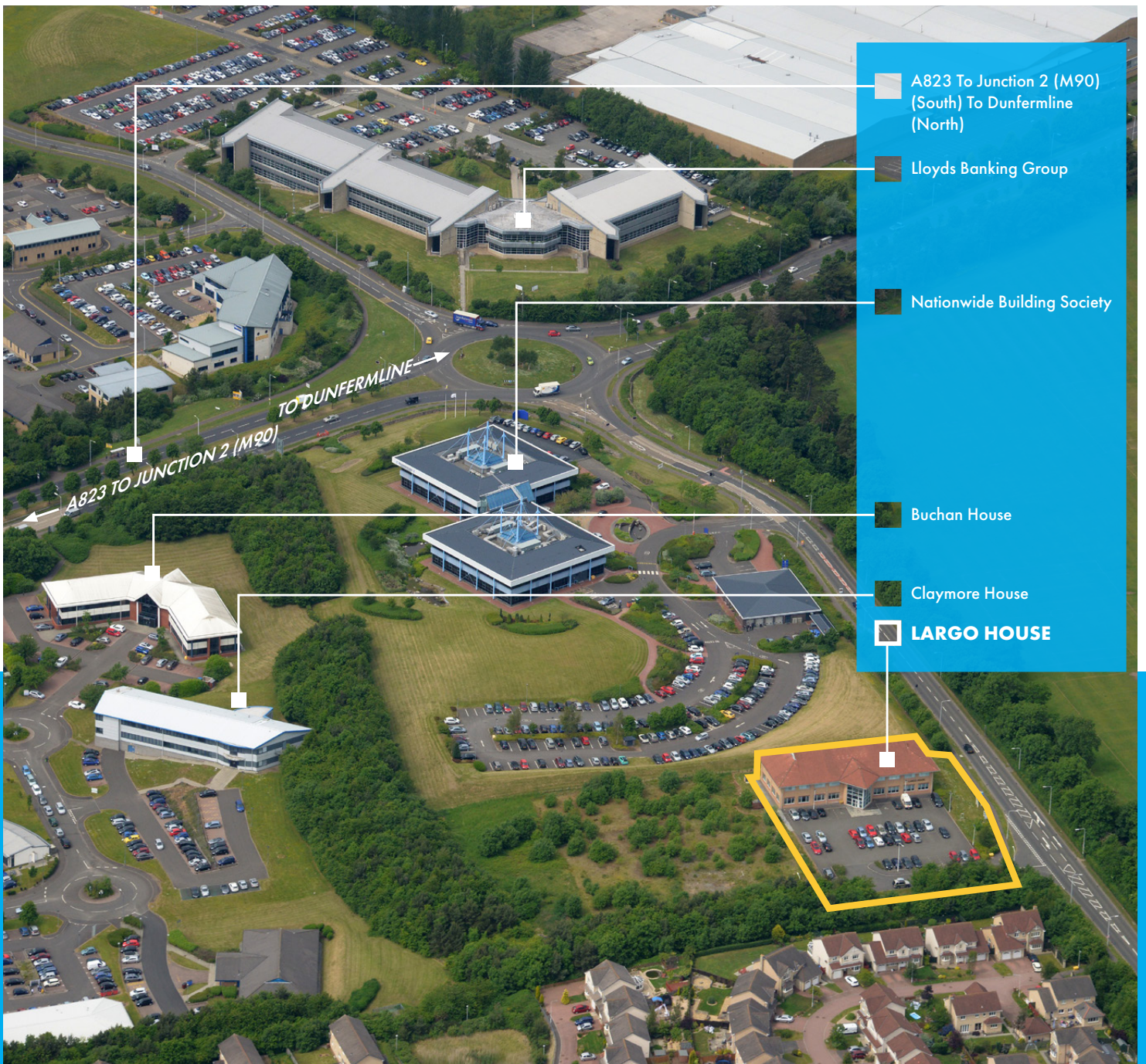


OPEN PLAN GROUND FLOOR OFFICE ACCOMMODATION

HIGH QUALITY OFFICE WITH PARKING
236 - 472 SQ M (2,833 - 5,666 SQ FT)

CARNEGIE CAMPUS | **DUNFERMLINE**

FIFE | **KY11 8PE**



LOCATION

Dunfermline has a population of approximately 58,500 and is situated immediately to the west of the M90. It is located approximately 20 miles north of Edinburgh city centre.

The subjects are located on Carnegie Avenue within Dunfermline's premier business park - Carnegie Campus. Easy access to both Dunfermline town centre (1 mile north) and J2 of M90 (1 mile south) is via A823 Queensferry Road making the site a fantastic location for local and national occupiers.

There are a number of established occupiers in the immediate vicinity including BSKyB, Optos, Lloyds Banking Group and Veolia Water.

Rosyth railway station is approximately 1.5 miles from Carnegie Campus, providing easy access from Fife and both Edinburgh main line stations. Edinburgh airport is also 13 miles to the south.

DESCRIPTION

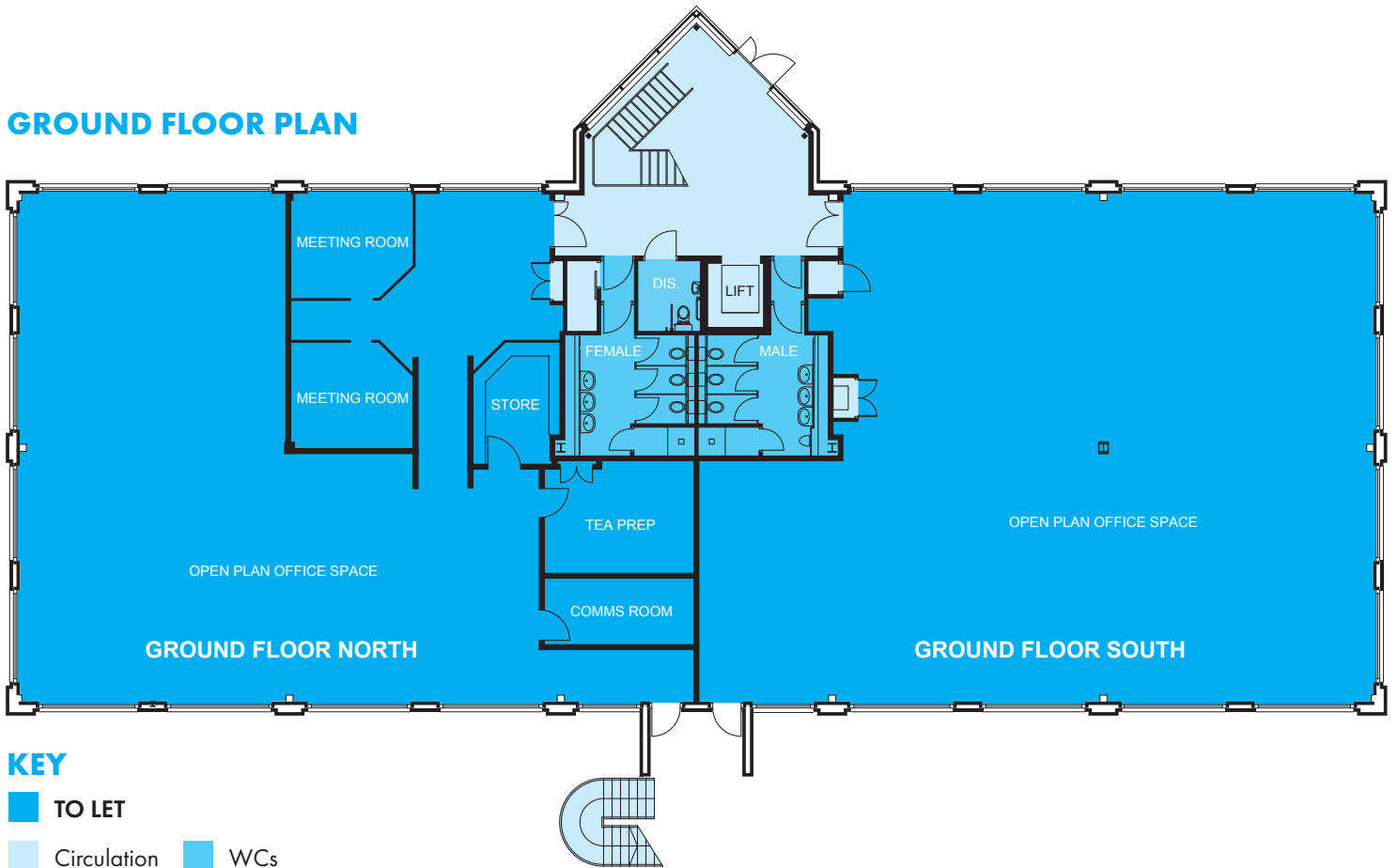
Largo House comprises a modern, stand-alone, two-storey office pavilion which benefits from an attractive double height common entrance area and on-site dedicated car parking spaces allocated to the available ground floor suites.

Both ground floor suites are available separately or to one occupier. The suites offer existing fit-out providing a mix of open-plan office space, private offices / meeting rooms, boardroom, server room, storage area and kitchen / staff room. The accommodation also benefits from modern finishes, including raised access flooring, suspended ceiling with integrated light fittings and gas central heating.

The remainder of the development will comprise two pavilions of 1,075 sq.m (11,570 sq.ft) or a single building of approximately 1,858 sq.m. (20,000 sq.ft). Our clients will also consider bespoke pavilions on a design, build and lease basis.



GROUND FLOOR PLAN



ACCOMMODATION

We estimate that the accommodation provides the following approximate net internal areas:

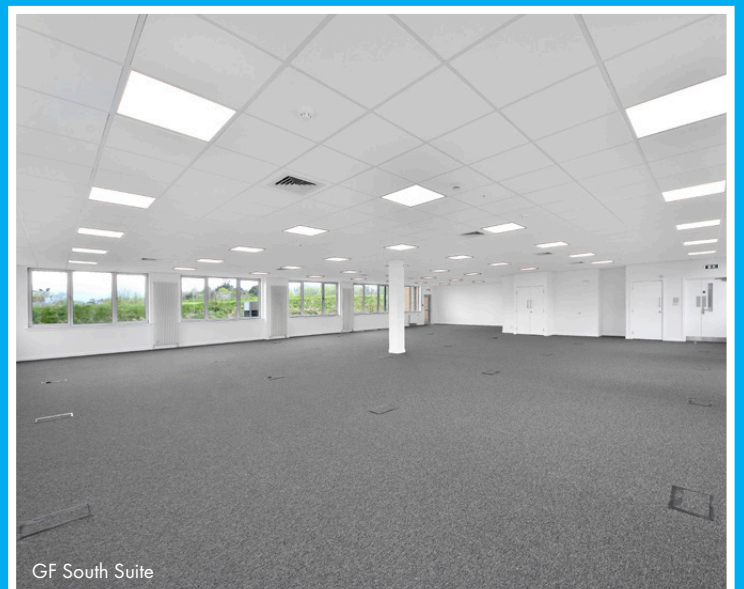
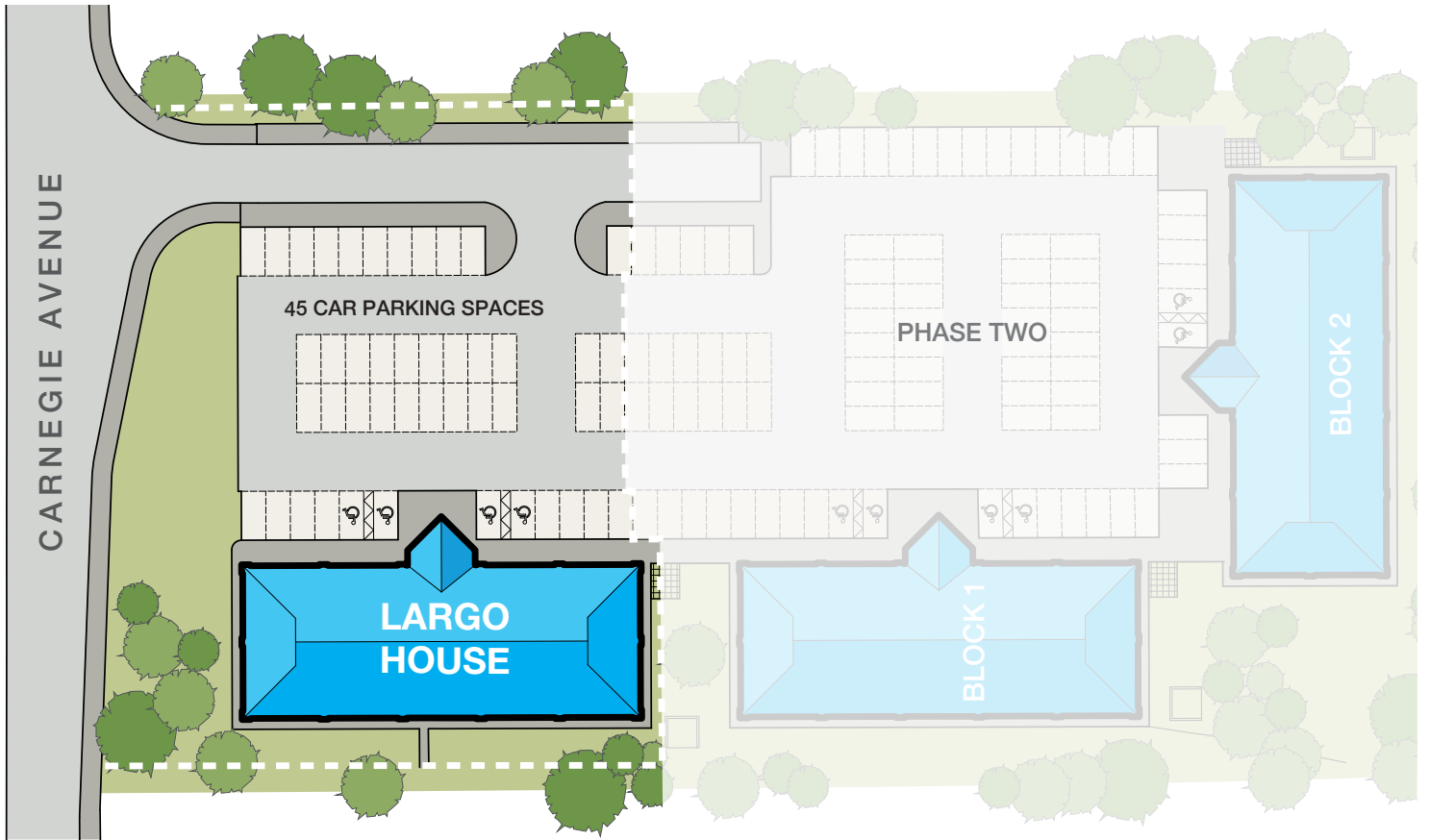
FLOOR	SQ FT	SQ M
GROUND FLOOR NORTH	2,833	236
GROUND FLOOR SOUTH	2,833	236
TOTAL	5,666	472

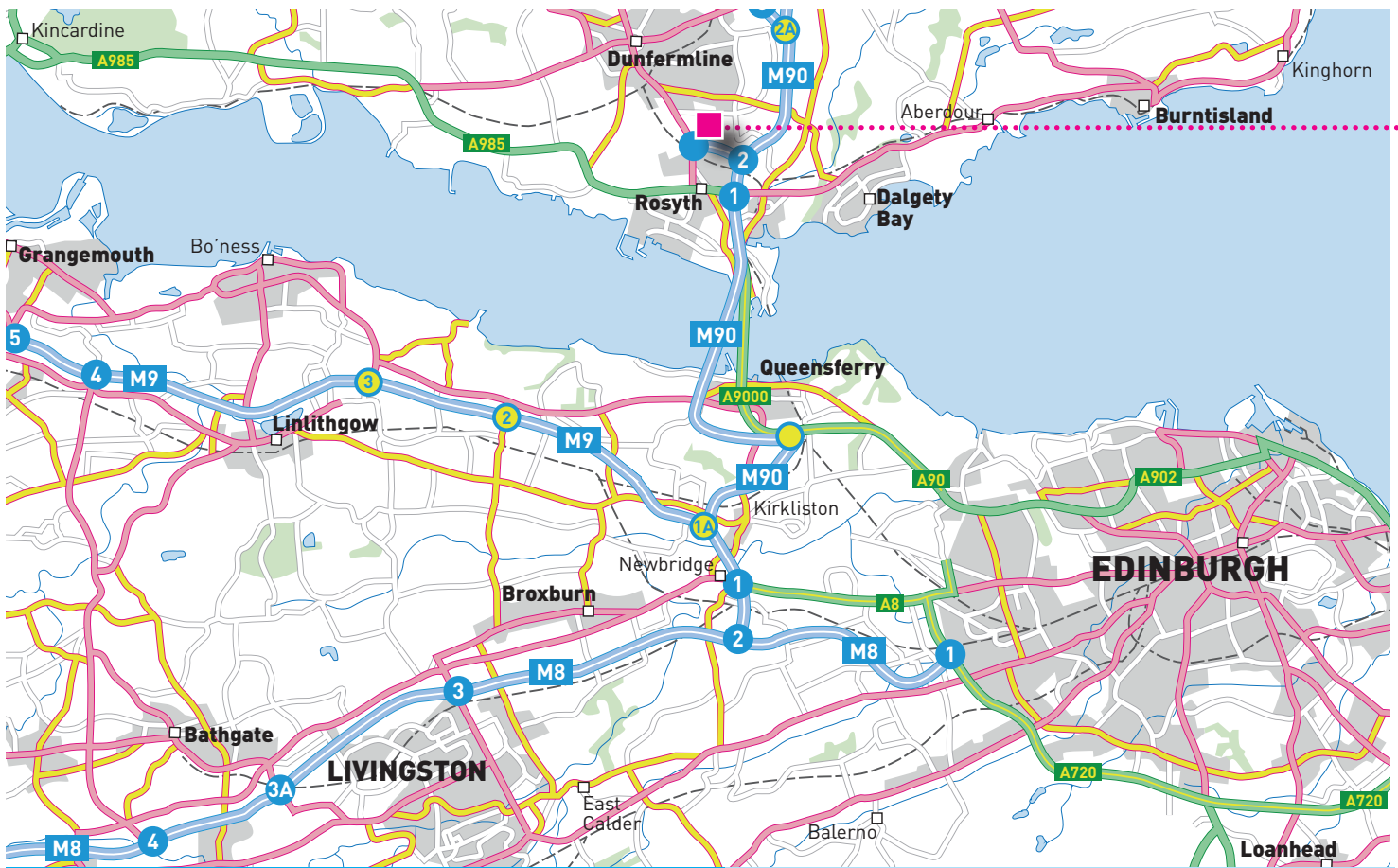
SPECIFICATION

The property benefits from a high quality specification including:

- Full raised access floors with integral floor boxes (1:10 sq m)
- Gas fired central heating throughout
- Suspended ceiling with LG7 compatible lighting
- Full lift access
- Tempered fresh air mechanical ventilation system
- DDA Compliant
- Male & Female WCs, Accessible WC

SITE LAYOUT PLAN





TRAVEL TIMES AND DISTANCES

DESTINATION	ROAD (MINUTES)	RAIL (MINUTES)	DISTANCE (MILES)
EDINBURGH	33	37	15
GLASGOW	55	150	44
DUNDEE	55	95	49
ABERDEEN	133	180	115

**CARNEGIE CAMPUS,
DUNFERMLINE, FIFE
KY11 8PE**

LEASE TERMS

The property is available to lease on full repairing and insuring terms. For full information on the quoting terms available, please contact the sole letting agent.

SERVICE CHARGE

There will be a service charge to cover the common maintenance and management of the estate.

For further information, please contact the sole letting agents.

VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Ground Floor North: D.

Ground Floor South: B.

ENTRY

Immediate entry is available upon completion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs with the tenant responsible for the payment of registration dues and any LBTT payable.

FURTHER INFORMATION

Strictly by appointment through the sole letting agent.

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Important: These particulars do not form part of any contract. The letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

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