DM HALL

To Let

High Spec Serviced Offices



Carlyle House,
Carlyle Road,
Kirkcaldy
KY1 1DB

13.94 to 199.74 sq m
(150 to 2,150 sq ft)

- High spec, Grade A refurbishment
- Serviced office accommodation
- All inclusive rent payments
- Flexible license terms
- Abundance of on-site secure parking
- Suites available from £495 pcm

LOCATION

Carlyle House occupies a well-positioned address on Carlyle Road, within Kirkcaldy — one of Fife's principal commercial centres, with a resident population of approximately 50,000 and a wider catchment area estimated in excess of 150,000 persons.

The town benefits from an excellent transportation network, including a mainline railway station with regular services to Edinburgh and the central belt, with A92 dual carriageway providing swift onward road connections to the M90 and beyond.

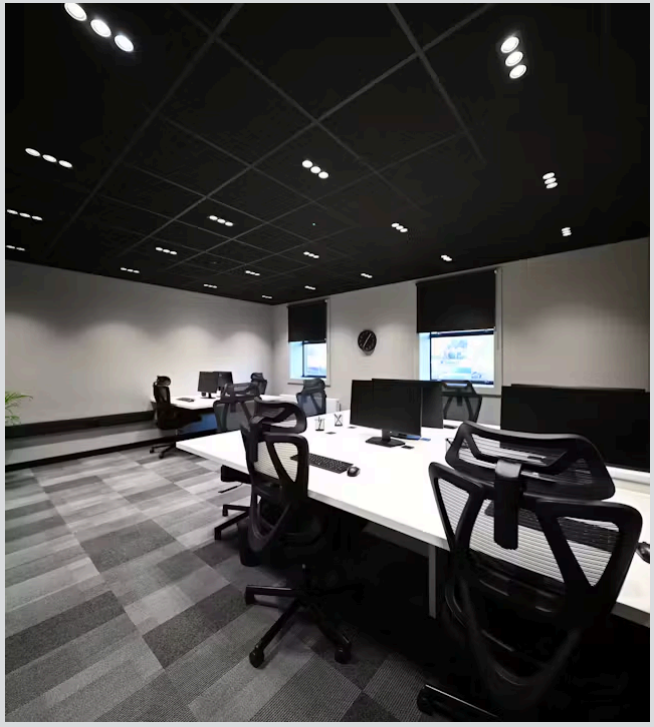
Kirkcaldy's strategic location and diverse business community present a compelling proposition for commercial operators.

Prominently situated directly opposite Kirkcaldy Train Station, Carlyle House offers outstanding accessibility and visibility, making it an exceptionally well-connected base for any business operation.









DESCRIPTION

Carlyle House presents a rare opportunity to occupy premium, fully refurbished serviced office accommodation within one of Kirkcaldy's most prominent commercial addresses. The building has been comprehensively transformed into a high-quality business centre, offering a range of individually designed and fully furnished office suites and specialist workspaces, available immediately on flexible terms to suit a wide variety of occupiers.

All suites are inclusive of utilities, electricity, heating, and servicing of common areas. Wing A suites are suited to teams of four to eight persons, whilst the Wing B suites offer a more compact and cost-effective solution, ideal for smaller businesses, sole practitioners, or specialist operators. Notably, Suite B7 holds a dual classification as both a serviced office and healthcare facility, making it particularly well suited to medical, therapy, or wellbeing professionals seeking a discreet and professionally appointed base.

For those requiring dedicated counselling or consultation space, private counselling suites are available from £495 pcm, thoughtfully designed with mood lighting, acoustic wall linings, and soundproofing rated up to 48dB — ensuring a calm, confidential, and professional environment.
All occupiers benefit from an impressive range of shared amenities, including breakout areas, tea preparation kitchens, meeting rooms, and acoustic meeting booths, alongside a planned private gym facility. The building further benefits from 24-hour secure access, comprehensive CCTV and access control throughout, and an extensive 80-space on-site car park with complimentary parking.

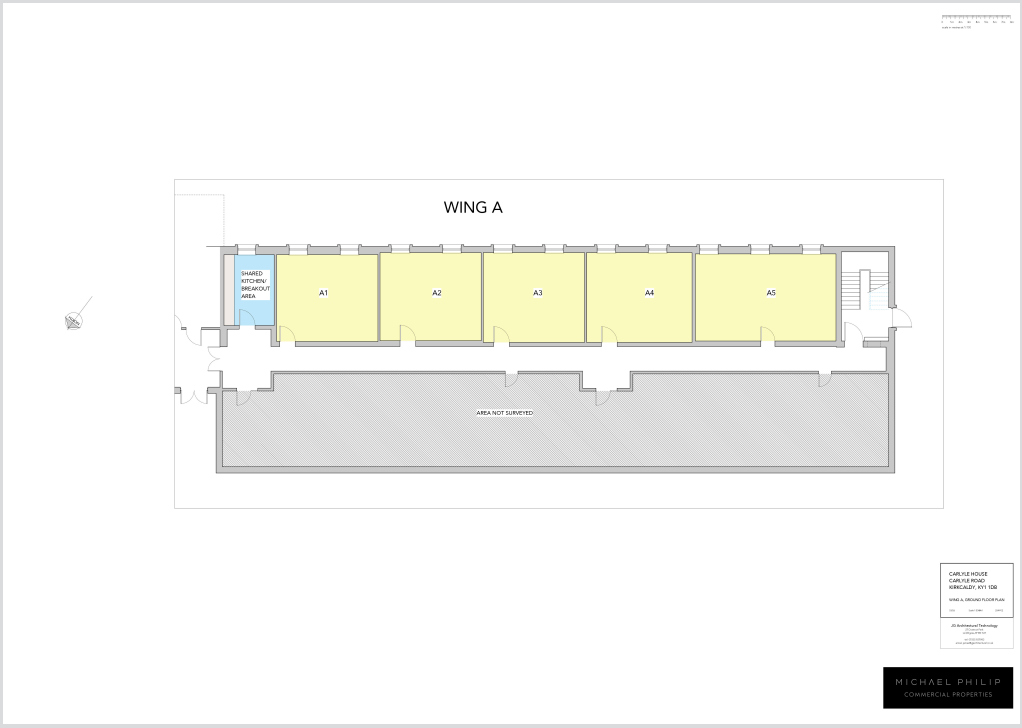
There are currently refurbished suites ready for occupation available ranging from 150 to 355 sq ft. It should be noted that there are larger suites within the building which have the ability to be refurbished to a high standard in line with tenant requirements (subject to landlords agreement).

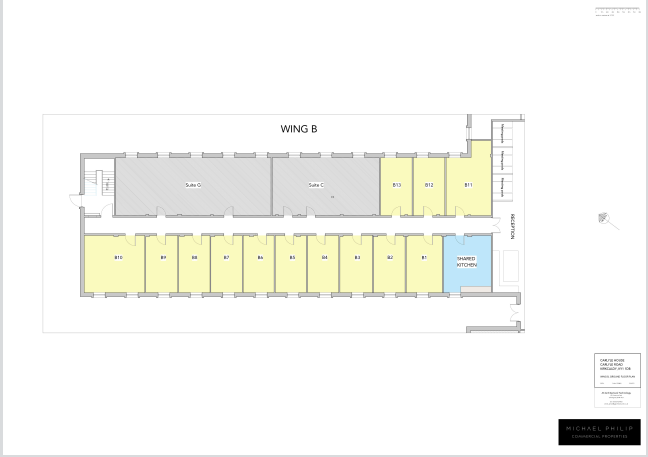
LEGAL COSTS:

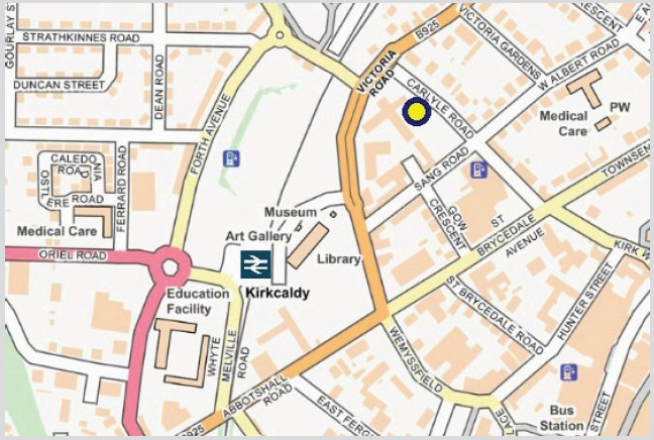
Each party will be responsible for paying their own legal costs incurred in this transaction

LEASE TERMS:

There are various suites available starting from £495 pcm, to be held on annual rolling license agreements.







PROPOSAL:
All proposals to lease should be sent directly to the marketing agent.

VAT
We have been advised that VAT will not be chargeable on rental payments.

EPC
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

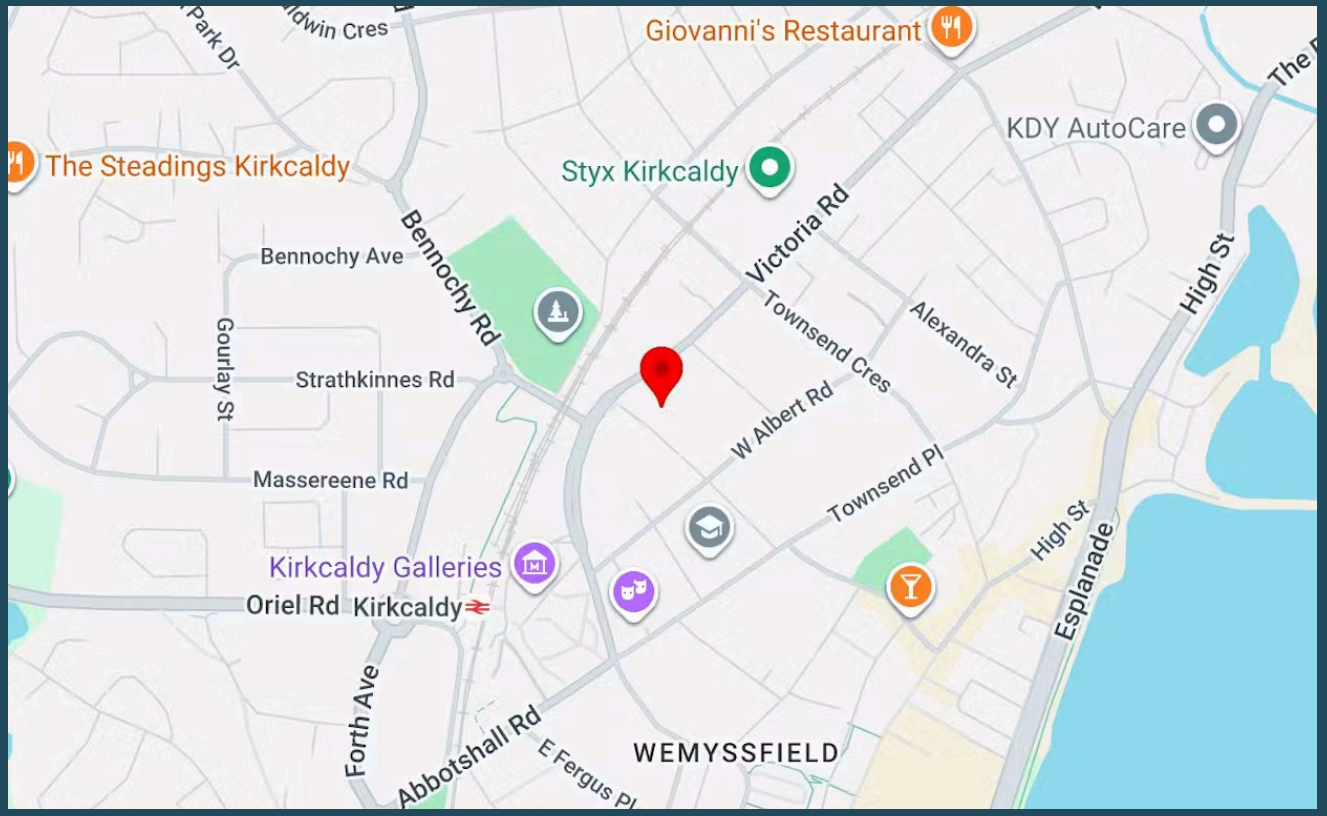
NON-DOMESTIC RATES
Rateable Value: n/a

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3917

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