DEWAR HOUSE

BUSINESS UNITS
TO LET 400 - 2,000 SQFT



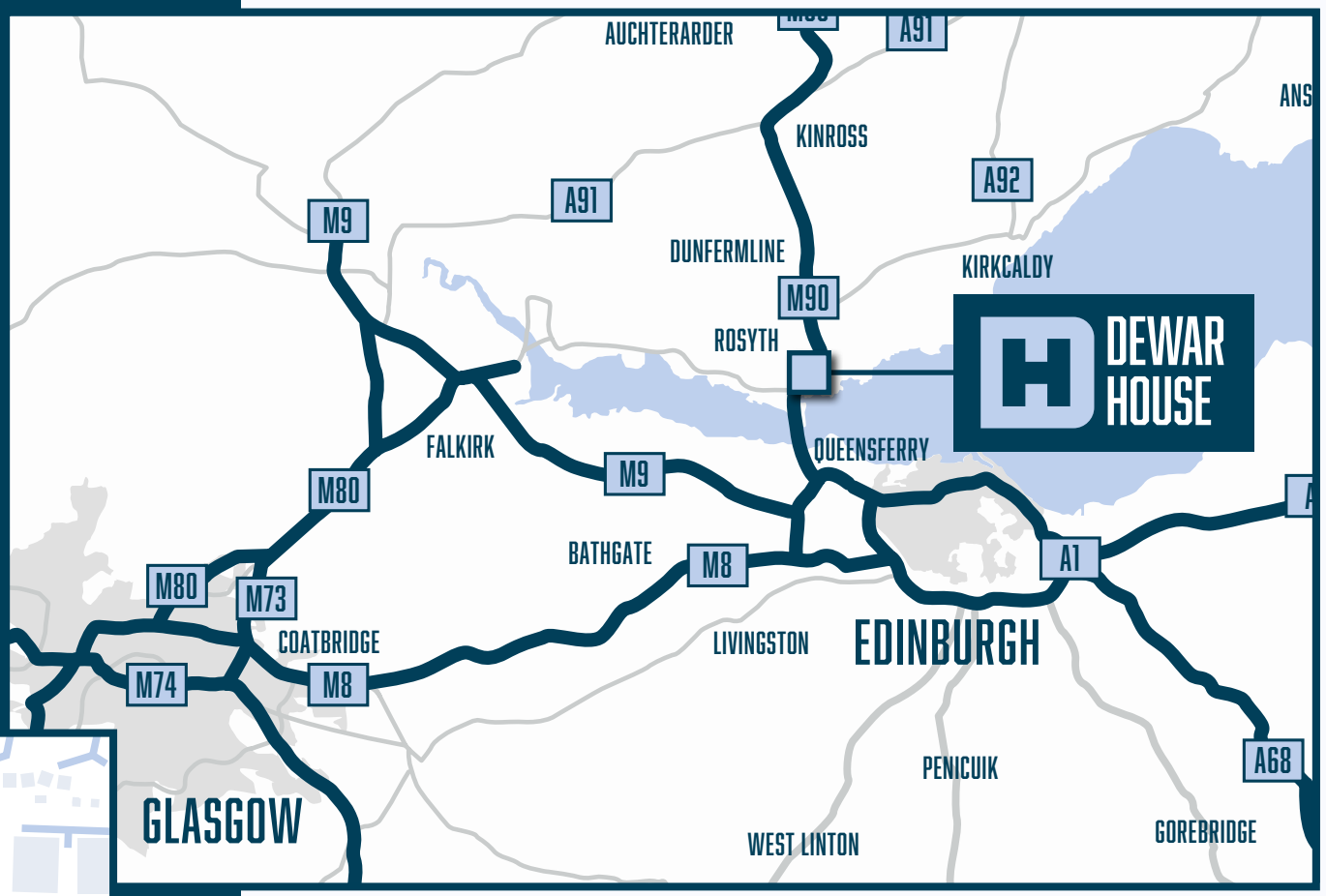
ENTERPRISE WAY
CARNEGIE CAMPUS
DUNFERMLINE
KY11 8PY

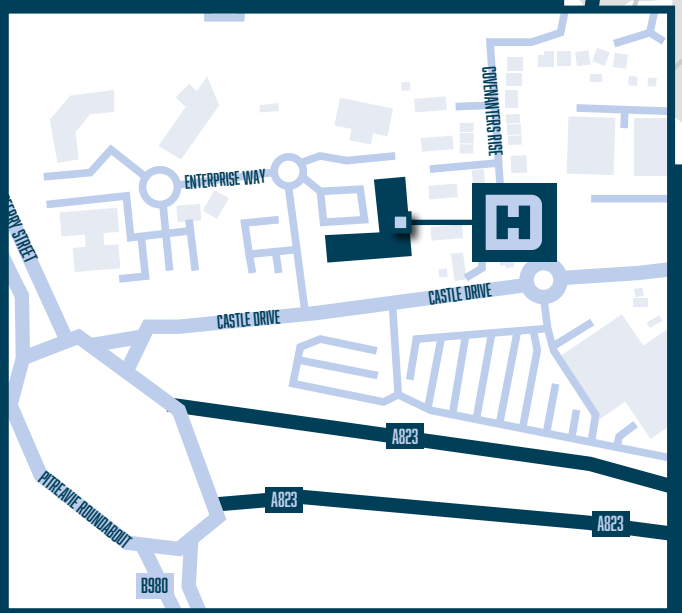
- A mixture of self-contained office suites
- All inclusive rent
- Excellent car parking facilities
- Range of sizes available
- Refurbishment works due to commence shortly
- **Excellent access to M90**

LOCATION

Dunfermline has a population of approximately 60,000 and is situated immediately to the west of the M90, 5 minutes north of the Queensferry Crossing and 35 minutes from Edinburgh City Centre.

The property benefits from easy access to both Dunfermline town centre and J2 of the M90 and is situated within a 5-minute walk of Rosyth train station. The property is well connected to a number of bus routes that offer connections from across Fife and also into Edinburgh.





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

DESCRIPTION

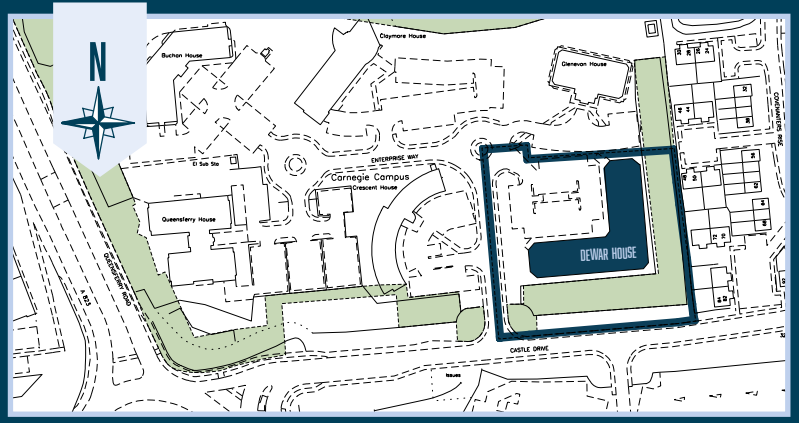
Dewar House comprises of a modern office premises arranged over two storeys with 2 separate single storey wings that provide self-contained suites varying in size. A number of the suites have recently been refurbished with high quality carpeted floors, perimeter trunking, suspended acoustic tiled ceilings and a tea prep facility.

The property benefits from generous on-site free parking provisions, 24/7 access and for the relevant suites an attractive communal reception.

The suites are shortly due to undergo a refurbishment and will benefit from a variety of features including:

- Excellent natural daylight
- LED lighting
- High quality carpeted floors Perimeter trunking
- Dedicated tea preparation areas Free on-site car parking
- 24/7 access

Most suites may be suitable to 100% Rates Relief through the small business relief scheme. Any interested party is advised to make their own enquiries on any rates relief available.




OPEN PLAN LAYOUTS


EXCELLENT NATURAL DAYLIGHT

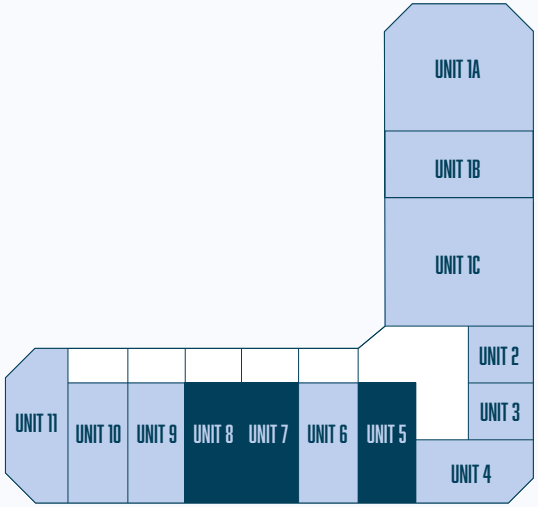

DUE TO BE REFURBISHED



ACCOMMODATION

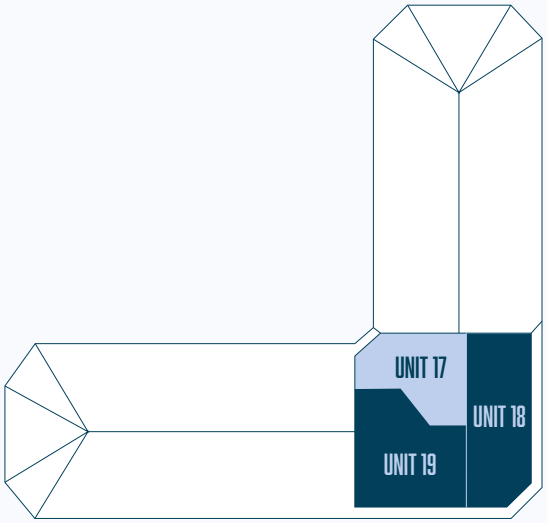
GROUND FLOOR

Vacant Unit



FIRST FLOOR

Vacant Unit



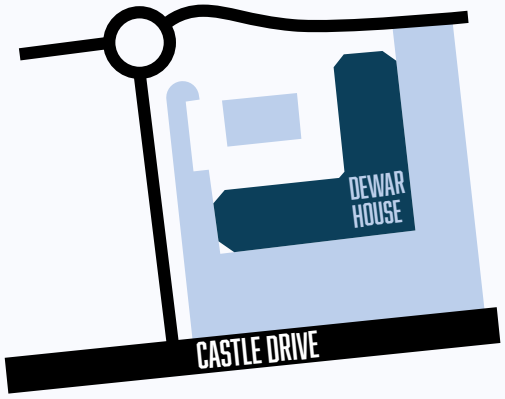
ACCOMMODATION AND BUSINESS RATES:

The following schedule notes the suites currently available:

SUITE	SIZE (SQ FT)	RENT (PER ANNUM)	SERVICE CHARGE (PER ANNUM)	RATEABLE VALUE
Unit 5	734	£11,010 (All inclusive)	N/A	£7,300
Unit 7	965	£11,630	£1,255	£8,700
Unit 8	965	£11,630	£1,255	£8,700
Unit 18	1,264	£19,000 (All inclusive)	N/A	£11,800
Unit 19	1,201	£19,000 (All inclusive)	N/A	£12,100

*Please note, all figures quoted are exclusive of VAT









TERMS

The premises are available on a new full repairing and insuring lease for a period to be agreed. For further information please contact the sole letting agents.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available for each suite upon request.

VAT

All prices quoted are exclusive of VAT.

SERVICE CHARGE

Each suite contributes to maintenance of the communal areas via an estate service charge. Further details are available from the letting agents. This cost is included within the rental figure quoted.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

FURTHER INFORMATION & VIEWING

Please contact the sole letting agents:

Kyle Wright
M 07425 478 303
E kyle.wright@ryden.co.uk

Cameron Whyte
M 07789 003 148
E cameron.whyte@ryden.co.uk

Ryden

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