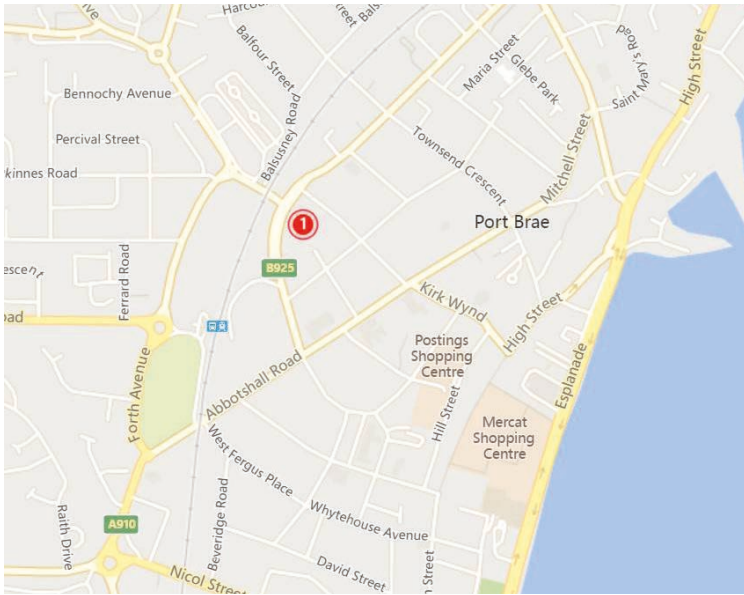




Carlyle House, Carlyle Road, Kirkcaldy,
KY1 1DB

- Open plan Office Accommodation
- Suites ranging from 500 Sq Ft to 4,100 Sq Ft
- Prominent Business Location
- Dedicated Parking



To arrange a viewing please contact:



Murdo McAndrew
Surveyor
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0131 240 5311



Ross Wilson
Director
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07803 896939

LOCATION

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system having a mainline railway station with regular services to Edinburgh and the rest of Fife on the Fife circular route. The town is also situated adjacent to the East Fife Regional Road (A92) which provides readily available road links to the motorway network of Central Scotland and beyond. More specifically, Carlyle House benefits from being in close proximity to Kirkcaldy Railway Station and Kirkcaldy Bus Station.

DESCRIPTION

Carlyle House is a two-storey office building situated within its own landscaped grounds with dedicated staff parking. The facility contains a

range of open-plan and self-contained office suites. The subjects benefit from an impressive foyer/reception staffed by a commissionaire offering both a greeting service to visitors and added on-site security.

FLOOR AREA

Carlyle House currently has accommodation available ranging from 500 Sq Ft to 4,100 Sq Ft. For further details on floor space please contact our agents directly.

RENT

P.O.A

TERMS

The subjects are offered by way of a new lease on full repairing and insuring terms for a term to be agreed with the marketing agents.

RATEABLE VALUE

To be reassessed Upon Entry

LEGAL EXPENSES AND VAT

Each party is to bear their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available on request.

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.
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6. Date of Publication: October 2021