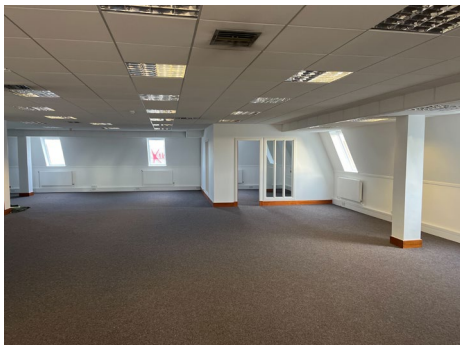




East Port House,
East Port,
Dunfermline,
KY12 7JB

- Modern and recently refurbished Office accommodation
- Excellent City Centre location
- Good provision of car parking in local vicinity
- Open plan and flexible layout arrangement
- Individual suites available from 1,400 sq.ft to 2,855 sq.ft
- Lift and stair access to all floors
- Dedicated kitchen and staff facilities associated with all suites



LOCATION

Dunfermline is one of Fife's principal centres of commerce and has recently been appointed Scotland's newest City. It has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway. The city centre is well served by public transport with the main train and bus stations within easy reach.

The subjects are prominently located on East Port, one of the busiest routes within Dunfermline city centre and in near proximity to the main 'High Street' shopping thoroughfare and main local amenity. A number of well established occupiers include Nationwide Building Society, Costa Coffee, Bank of Scotland and Marks and Spencer as well as a good mix of other local, regional and national representations.

Local authority car parking is available within the immediate location and permits are available at relatively low cost with permits also available in the private Kingsgate Centre car park.

DESCRIPTION

The building comprises a mid terraced, 4 storey office building in the heart of the City Centre. It comprises individual office suites which have benefited from recent refurbishment and offer bright and well presented flexible and affordable accommodation with each suite having its own dedicated staff and toilet facilities.

Access to the building is via an entrance at East Port with further access at the rear from James Street. All floors are served by lift and stair access.

ACCOMMODATION

The subjects extend to the following Net Internal Areas.

FLAT	FLOOR	ACCOMMODATION	FLOOR AREA
Suite 1	2nd	Open Plan office, kitchen/staff and toilets.	1,400 sq.ft
Suite 2	2nd	Open Plan office, kitchen/staff and toilets.	1,638 sq.ft
Suite 3	3rd	Open Plan office, kitchen/staff and toilets.	2,855 sq.ft

PRICE

All office suites are available at a rent of £10 per sq.ft. There is also a service charge cost of £2 per sq.ft in addition covering heating, lift maintenance, insurance, water charges, communal lighting, fire alarms maintenance/testing and common area cleaning. Further details are available upon request.

LEASE TERMS

The subjects are offered on a Full repairing and Insuring lease term for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RATEABLE VALUE

The subjects will require to be assessed by the Local Authority upon occupation.

EPC

A copy of the EPC's are available upon request

LEGAL COSTS

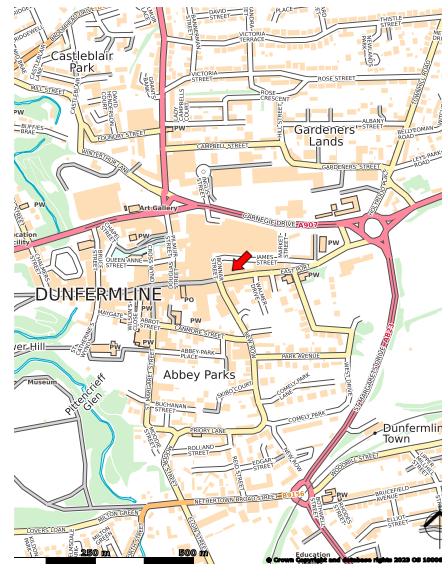
Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.



To arrange a viewing please contact:



Duncan Fraser

Associate

duncan.fraser@g-s.co.uk

07769 377 431

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: March 2023