



1 New Dickson House, Dickson Street, Dunfermline, Fife, KY12 7SL

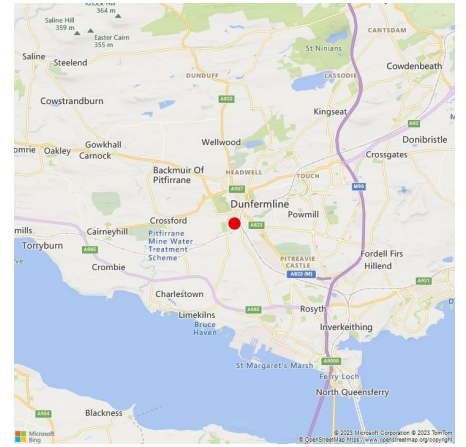
- Good quality office accommodation
- Peripheral city centre location
- Shared off street car parking
- Rental offers invited in the region of £12,000 p.a.x

The subjects comprise the ground floor of a two storey link detached, brick-built building, partially rendered externally, held under a mansard style tiled roof with flat platform section.

The subjects offer recently and comprehensively refurbished office accommodation over the ground floors comprising of offices, meeting rooms, kitchen/staff areas and toilet facilities.

It is arranged in a mixture of cellular and plan arrangement offices with additional kitchen and staff facilities which are provided to a modern and high standard.

There is also some shared car parking fronting the subjects



LOCATION

Dunfermline is one of Fife's principal centres of commerce and 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 subjects are situated on the north side of Dickson Street, at its entrance, and within Elgin Industrial Estate, which is one of the most popular industrial locations in Dunfermline. This location is within easy access to the motorway network and its proximity to the local workforce, as well as being within a very short distance of Dunfermline city centre.

SIZE

1,125 Sq Ft (104.51 Sq M)

Floor	Sq Ft	Sq M
Total	1,125	104.51

RENT

£12,000 Per Annum

TENURE

Leasehold - RATES

USE CLASS

Office

To arrange a viewing contact:



Duncan Fraser
 duncan.fraser@g-s.co.uk
 07769377431

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

DFN-2023\09\0003