

TO LET

GROUND FLOOR OFFICE SUITE

Ryden

- SELF CONTAINED
OFFICE UNITS

- EXISTING FIT OUT
AVAILABLE

- ON SITE CAR PARKING



**THOMSON HOUSE,
11 PITREAVIE COURT,
DUNFERMLINE, KY11 8UU**

1,998
SQUARE FEET

186
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by appointment with the sole letting agent

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk

THOMSON HOUSE, 11 PITREAVIE COURT, DUNFERMLINE

LOCATION

The subjects are situated within the heart of Pitreavie Business Park which is located on the southern boundary of Dunfermline. The location benefits from excellent transport links with the M90 Motorway providing direct links to Edinburgh and further south via the Queensferry Crossing and to Dundee, Perth and Aberdeen to the north. The town also benefits from an excellent rail network with the East Coast rail line providing a direct link from Dunfermline direct to Edinburgh Waverley and major stations.

Pitreavie Business Park is the premier office location within Fife benefiting from a number of national occupiers to include Lloyds Banking Group, Nationwide Building Society, BskyB and Optos. More specifically the property is accessed directly off Pitreavie Court, which in turn is accessed from Queensferry Road (the A823).

DESCRIPTION

The available accommodation comprises self-contained ground and first floor suites within a modern office pavilion. Internally the suites provides a mix of open plan and cellular accommodation and benefits from the following specification:

- Gas central heating
- Data cabling
- Male / Female & Accessible WC's
- Tea Prep / Kitchen facilities
- Security alarm
- Modern LED Lighting
- 3 car parking spaces

ACCOMMODATION

The property provides the following:

Floor	Sq M	Sq Ft
Ground	186	1,998
TOTAL	186	1,998

CAR PARKING

The property benefits from three dedicated parking spaces.

TERMS

The property is available on a new Full Repairing & Insuring basis for a term to be agreed. Further information is available on request from the sole letting agent.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

BUSINESS RATES

We have been verbally advised by the local Assessor that the property has the following rateable values with rates payable (2024/2025):

Floor	Rateable Value	Rates Payable
Ground	£21,800	£10,856

ENTRY

Available immediately, on conclusion of legal missives.

LEGAL COSTS

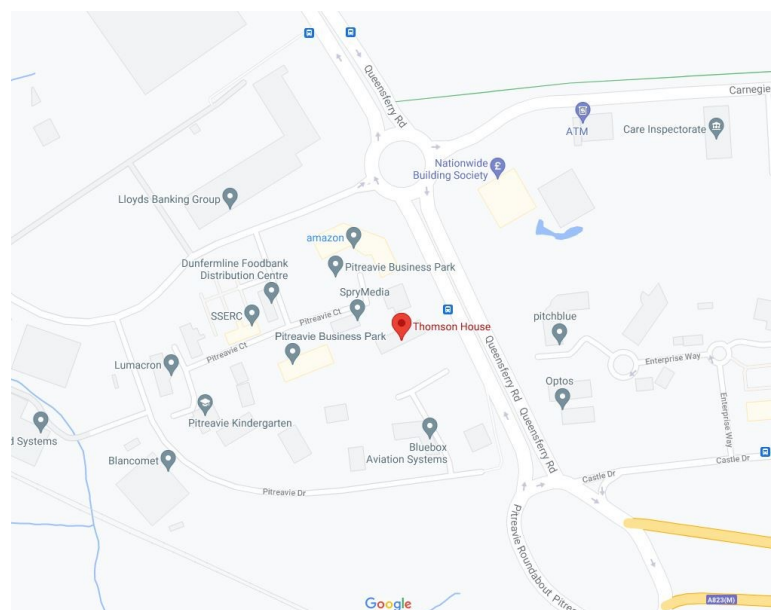
Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 'E' rating.

VIEWING

Strictly by appointment with the sole letting agents.



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. April 2024



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