



CALEDONIA HOUSE

Carnegie Avenue
Dunfermline
KY11 8PJ

TO LET

PROMINENT HQ OFFICE BUILDING | GROUND FLOOR EAST

Area Sq M
889.8

Area Sq Ft
9,205

DESCRIPTION

Caledonia House comprises a prominent modern office building built in the mid 1990's arranged in two wings over ground and first floor with a central reception atrium. The property sits on a corner plot overlooking both Carnegie Avenue and Queensferry Road on a site of approximately 9.8 acres.

The ground floor east suite is available to let benefiting from the existing tenant fit out.

A programme of refurbishment for the suite can be agreed to suit specific occupier requirements.

The remainder of the building has been newly let to a blue chip tenant and refurbishment works underway to the common parts.



INDICATIVE – REFER TO TITLE PLAN



Starbucks drive thru planned on part of the site, plus another ancillary retail/food facility

The property benefits from the following specification:



Air conditioning



Gas Central Heating



LG2 lighting and LED light fittings



Raised access floor



Refurbished reception with full height atrium



Fully refurbished roof with 10 year guarantee



Dedicated toilets



Shower Facilities



Building Manager



50 car parking spaces (Incl. EV charging facilities)

LOCATION

Dunfermline has a population of approximately 60,000 and is situated immediately to the west of the M90. It is located approximately 20 miles north of Edinburgh city centre.

Caledonia House is located within the well-established Carnegie Campus business park, approximately 2 miles south east of Dunfermline town centre.

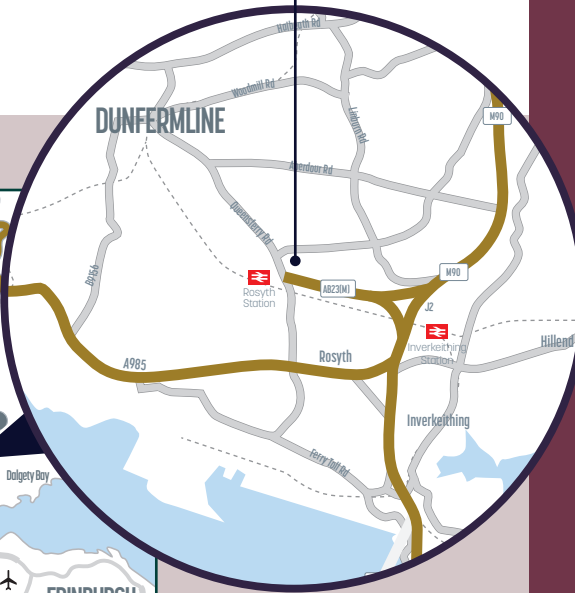
Easy access to both Dunfermline town centre and J2 of M90 (1 mile south) is via A823 Queensferry Road making the site a fantastic location for local and national occupiers. Rosyth train station is within a 5 minute walk and a number of bus routes operate providing easy access from Fife

and both Edinburgh main line stations. Edinburgh airport is also 13 miles to the south.

There are a number of established occupiers in the immediate vicinity including BSKyB, Optos, Taylor Wimpey and Veolia Water.

Rosyth railway station is approximately 1.5 miles from Carnegie Campus.

CALEDONIA HOUSE



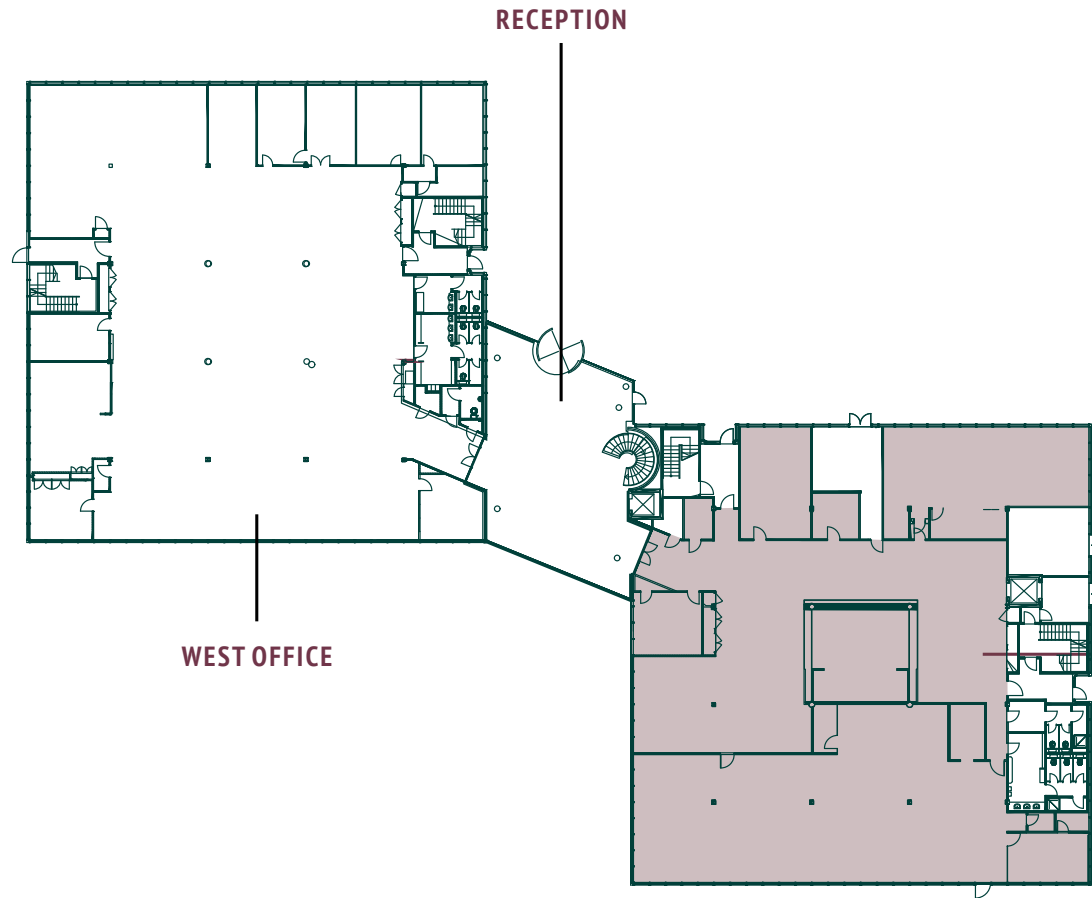
Easy access to both Dunfermline town centre and J2 of M90



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

Fantastic location for local and national occupiers

FLOORPLANS



KEY:

■ EAST OFFICE



EAST OFFICE

Area Sq M	Area Sq Ft
889.8	9,205

CALEDONIA HOUSE
GROUND FLOOR

EPC

Caledonia House has a B EPC. A copy of the EPC is available on request.

RATEABLE VALUE

The current RV for the ground floor east suite according to www.saa.gov.uk is £65,608. The suite may need be re-assessed on occupation. Interested parties should make their own enquiries

TENURE AND RENT

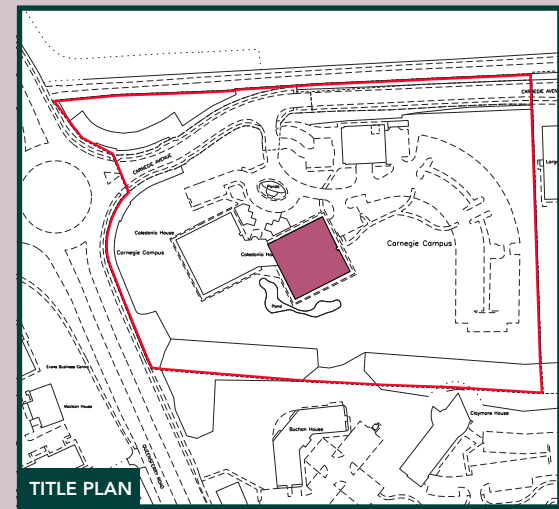
The property is available to let for a term and rent to be agreed. Further details available from the sole letting agent.

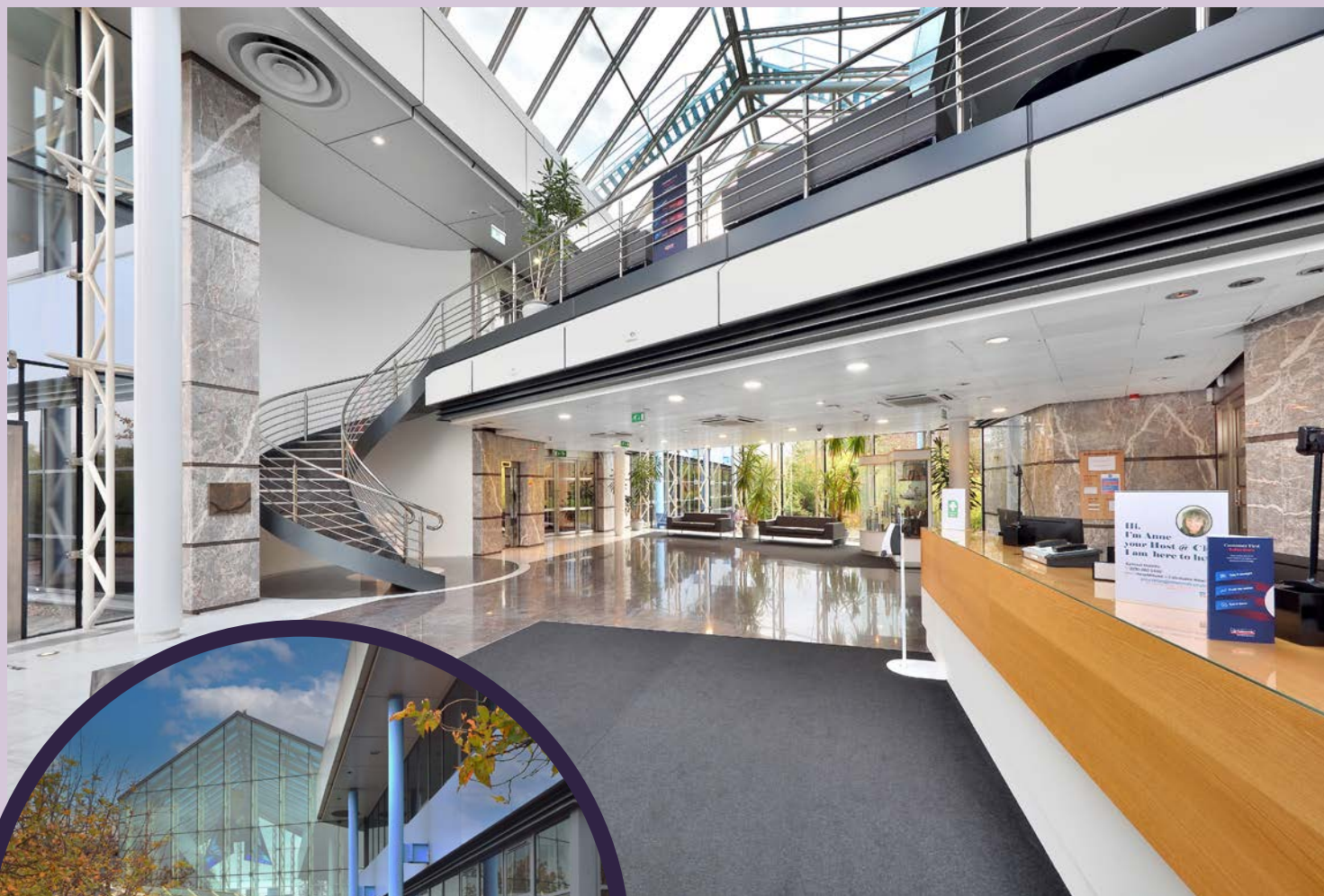
VAT

VAT will be payable on all rents and charges at the prevailing rate.

AML REGULATIONS

Under both HMRC and RICS Guidance, as property agents we are obliged to undertake AML diligence for both the lessor (our client) and lessee involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.





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VIEWINGS & FURTHER INFORMATION

Please get in touch with our letting agents for more details.

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