

Ryden

TO LET

**PROMINENT MODERN OFFICE BUILDING
GROUND FLOOR EAST SUITE
9,205 SQ FT (889.8 SQ M)**

PRELIMINARY
DETAILS



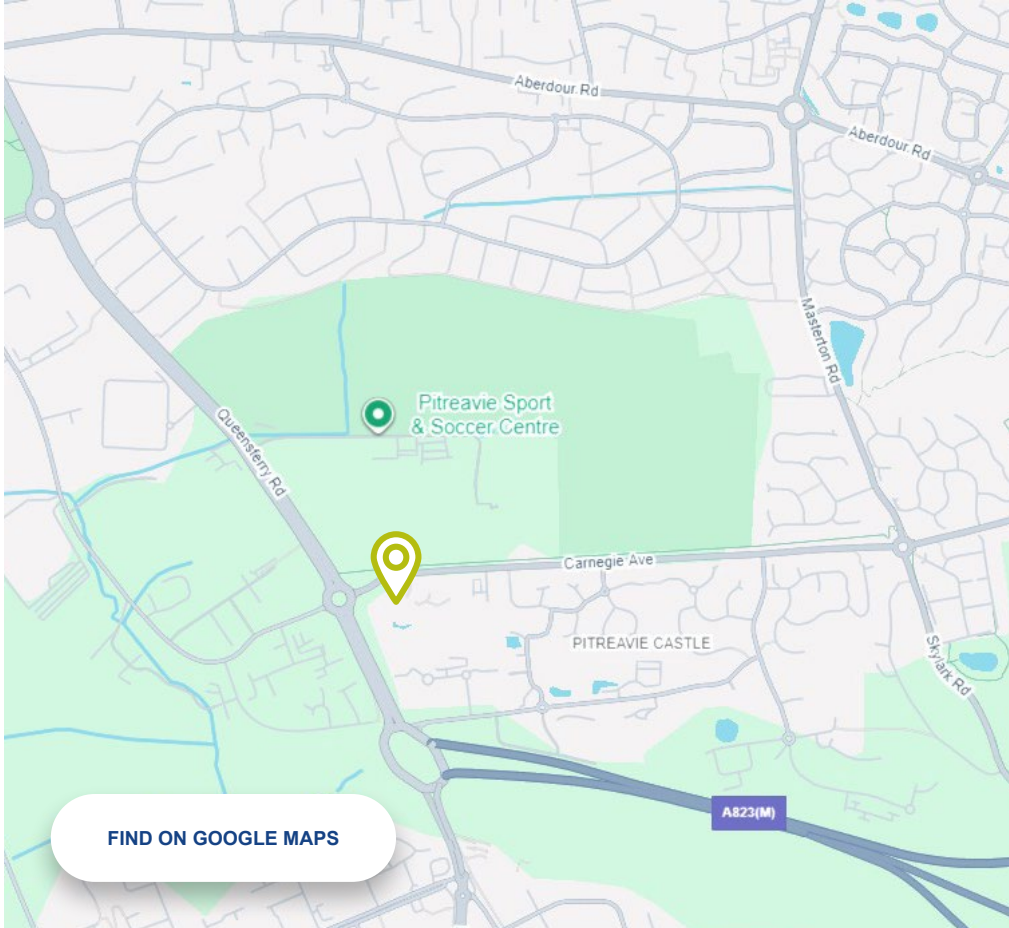
**CALEDONIA HOUSE
CARNEGIE AVENUE
DUNFERMLINE
KY11 8PE**

**EXCELLENT TRANSPORT
LINKS AND M90 ACCESS**

**PROMINENT MODERN
OFFICE WITH ATRIUM**

**HIGH-QUALITY
SPECIFICATION
AND AMENITIES**

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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 southeast 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.

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. This can be removed and the suite returned to an open plan layout if required. 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.

SPECIFICATION

- Air conditioning
- Gas central heating
- LG2 lighting - can be upgraded
- Raised access floor
- Entrance reception with full height atrium
- Canteen facility with agreement of other tenant
- Dedicated toilet facilities
- Shower facilities
- Building manager
- Starbucks drive thru planned on part of the site
- 50 car parking spaces

RATEABLE VALUE

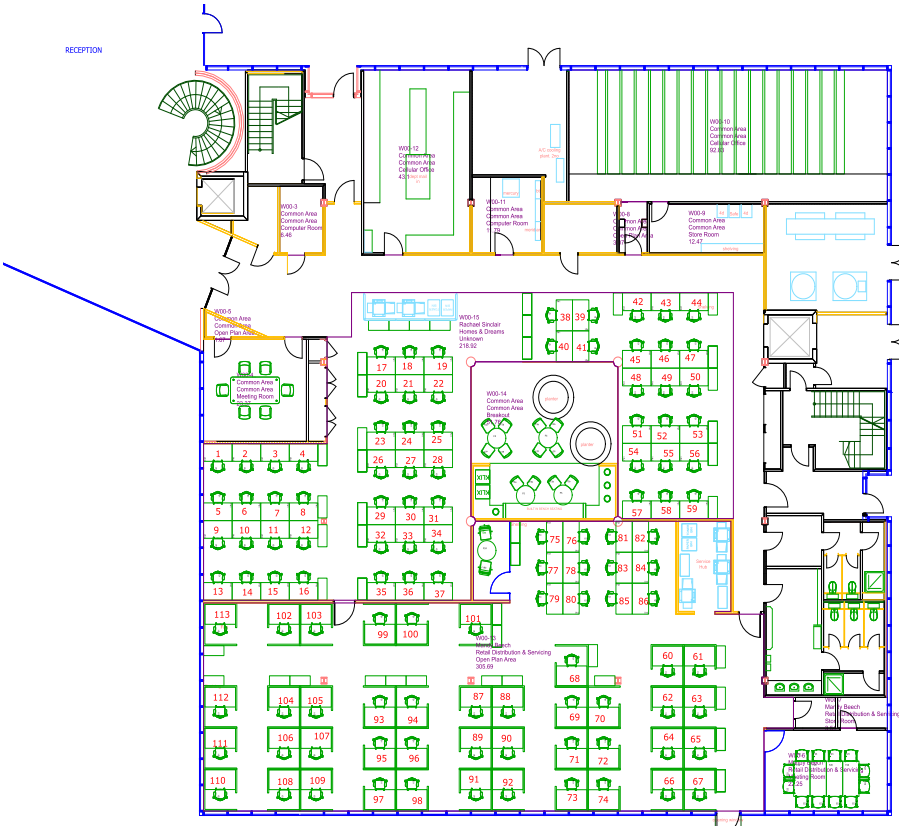
The current RV for the ground floor east suite according to www.saa.gov.uk is £65,608. The suite may need be re-assessed on occupation. Interested parties should make their own enquiries.

EPC

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

AML REGULATIONS

Under both HMRC and RICS Guidance, as property agents we are obliged to undertake AML diligence for both the 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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GET IN TOUCH

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

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