

Claymore House

Claymore House, Enterprise Way, Dunfermline, KY11 8PY

Flexible and good quality, refurbished Class T1 Leisure space

749.8 SQ M (8,071 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

Claymore House comprises a modern detached leisure facility arranged over ground and first floor levels, providing a range of well-presented leisure suites. The accommodation is finished to a good standard throughout and benefits from an impressive reception foyer together with associated ancillary and support accommodation. The first floor is readily accessed via both a passenger lift and a central feature staircase located within the ground floor reception area.

KEY SPECIFICATION

- Refurbished Class 11 leisure suites offering flexible, high-quality accommodation
- Highly accessible location benefiting from excellent road and public transport connectivity
- A range of suites available from 506 sq ft to 1,442 sq ft
- Generous dedicated on-site parking with electric vehicle charging facilities

USE

Class 11 Leisure use

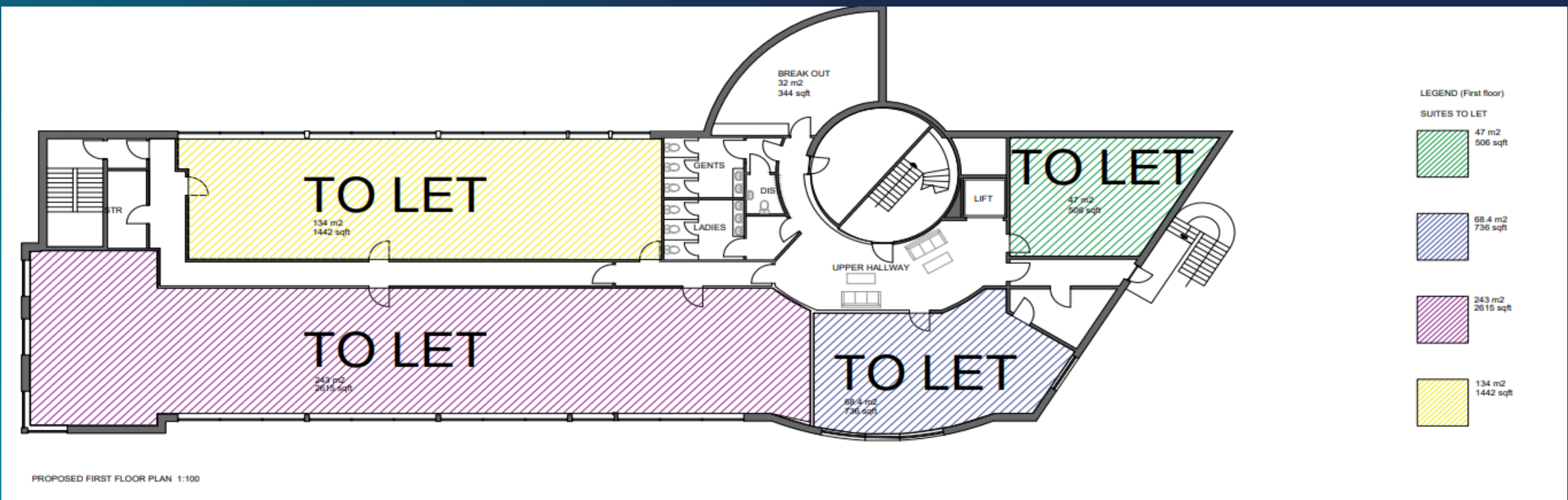
EPC RATING

The subjects have an EPC rating of B – 22. Further details are available on request.



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
1 st Floor Suite A	243	2,615
1 st Floor Suite B	134	1,442
1 st Floor Suite C	47	506
1 st Floor Suite D	68.4	736
TOTAL	489.4	5,299

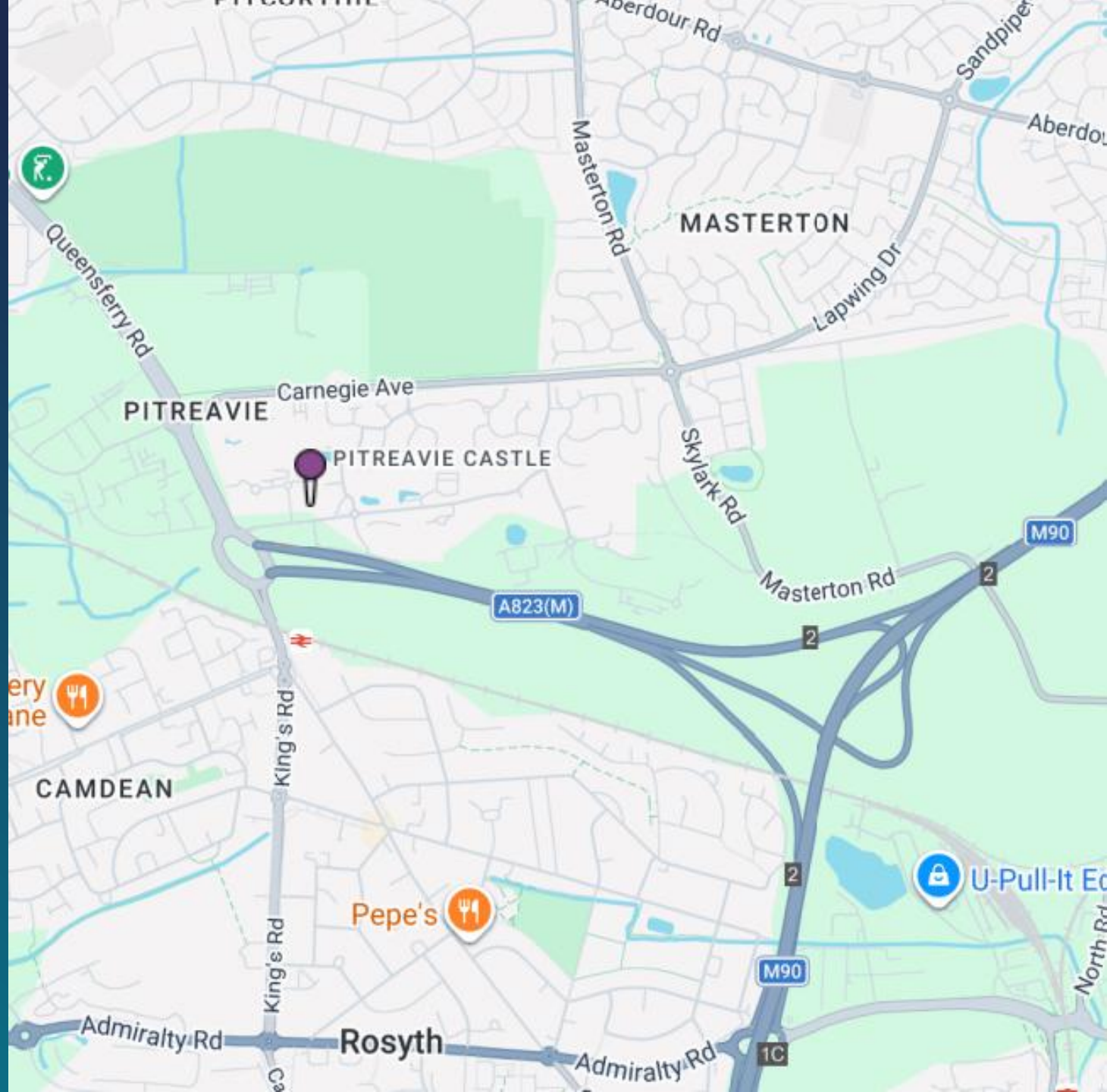
Floor Plans



LOCATION

Dunfermline occupies a strategic position on the northern shore of the Firth of Forth, approximately 17 miles north of Edinburgh. As the principal commercial and retail centre serving West Fife, the city benefits from excellent connectivity via the M90 motorway, providing direct links to Edinburgh, Perth, Dundee and Aberdeen. Regular bus services and three nearby railway stations, including Dunfermline City, further enhance accessibility to regional and national destinations.

The property is situated within the established Carnegie Campus business park on the southern edge of Dunfermline. The campus benefits from immediate access to the M90 via the adjacent motorway spur road, offering excellent transport connections for occupiers and visitors alike. Surrounding occupiers include a number of prominent regional and national businesses, reinforcing the area's reputation as a prime business and employment location.



INDICATIVE IMAGES

- CGI's of potential leisure use.



TERMS

Price Upon Application

VAT

All prices listed are exclusive of VAT but may be subject to VAT.

SERVICE CHARGE

Service Charge to be confirmed.

RATING

The subjects will require reassessment. Enquiries should be directed to the Local Authority Assessors Department.

VIEWING

Strictly Through Sole Letting Agent.

CONTACT

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Bradley Hall



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