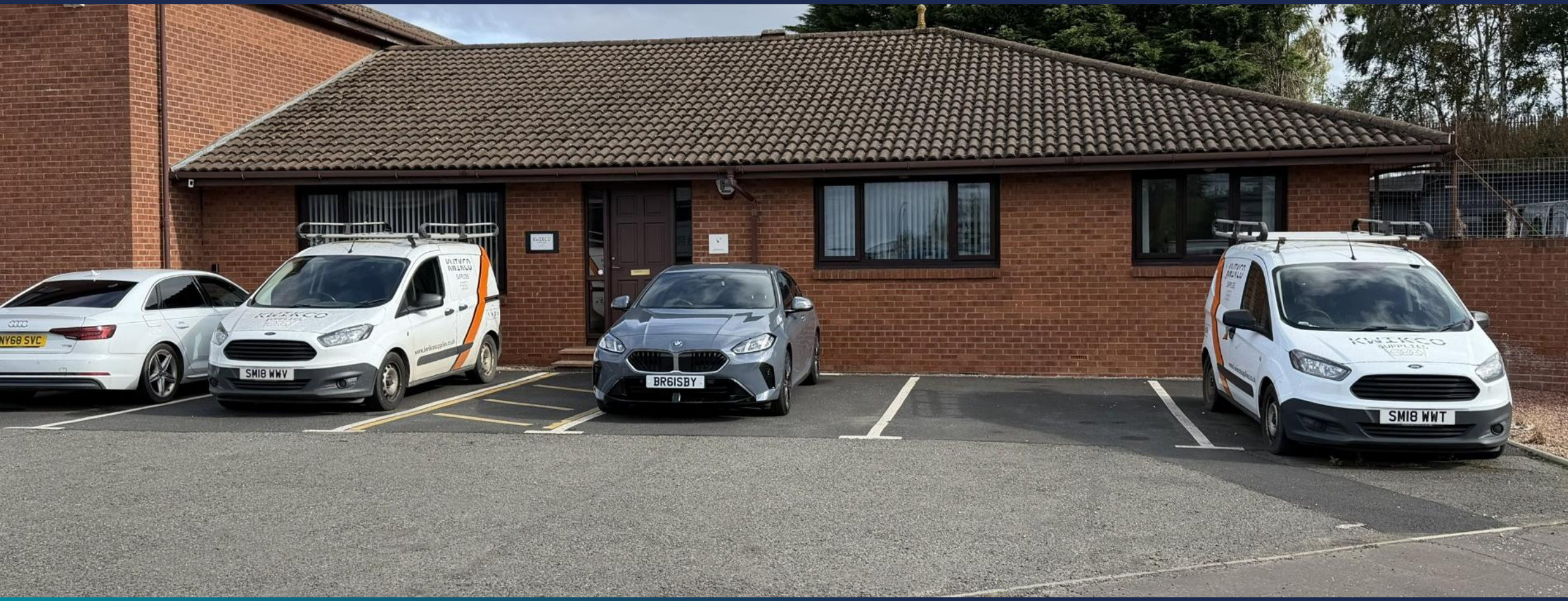
TO LET

24 Dickson Street,
Elgin Industrial Estate
Dunfermline, KY12 7SN



Office Suite

- **Designated and ample car parking**
- **Refurbished premises**
- **Class 4 Planning Use consent**
- **Accessible location near to City Centre**
- **NIA – 131.57SQ M (1,309 SQ FT)**

Bradley Hall

DESCRIPTION

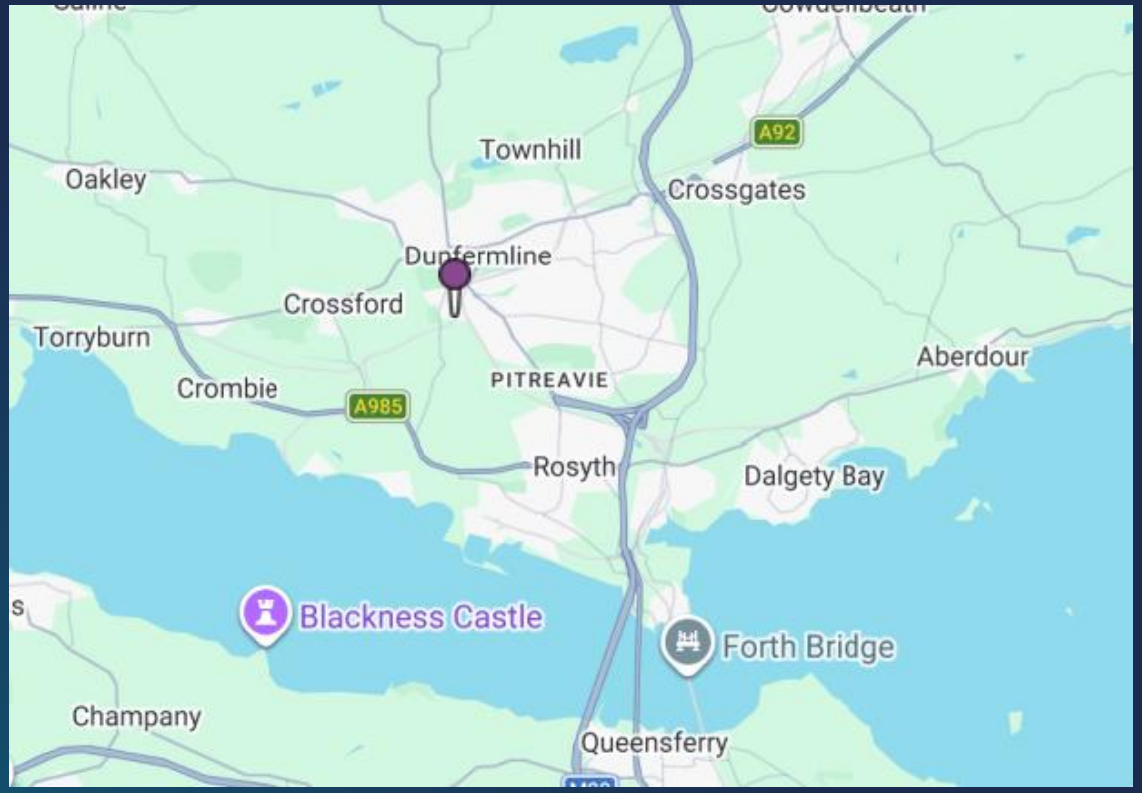
- The office comprises a semi detached and single storey office building of brick construction surmounted by a pitched/hip and tile clad roof,
- The office is subject to recent refurbishment and provides a good standard of finish throughout.
- Accommodation includes entrance vestibule, large private office, open plan office and 2 further offices along with toilet and kitchen facilities.
- There is an area of private and dedicated car parking to the front of the building.

USE

Class 4 Office/business use as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997.

EPC RATING

EPC Available Upon Request



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Office	121.57	1,309
Totals	**121.57**	**1,309**

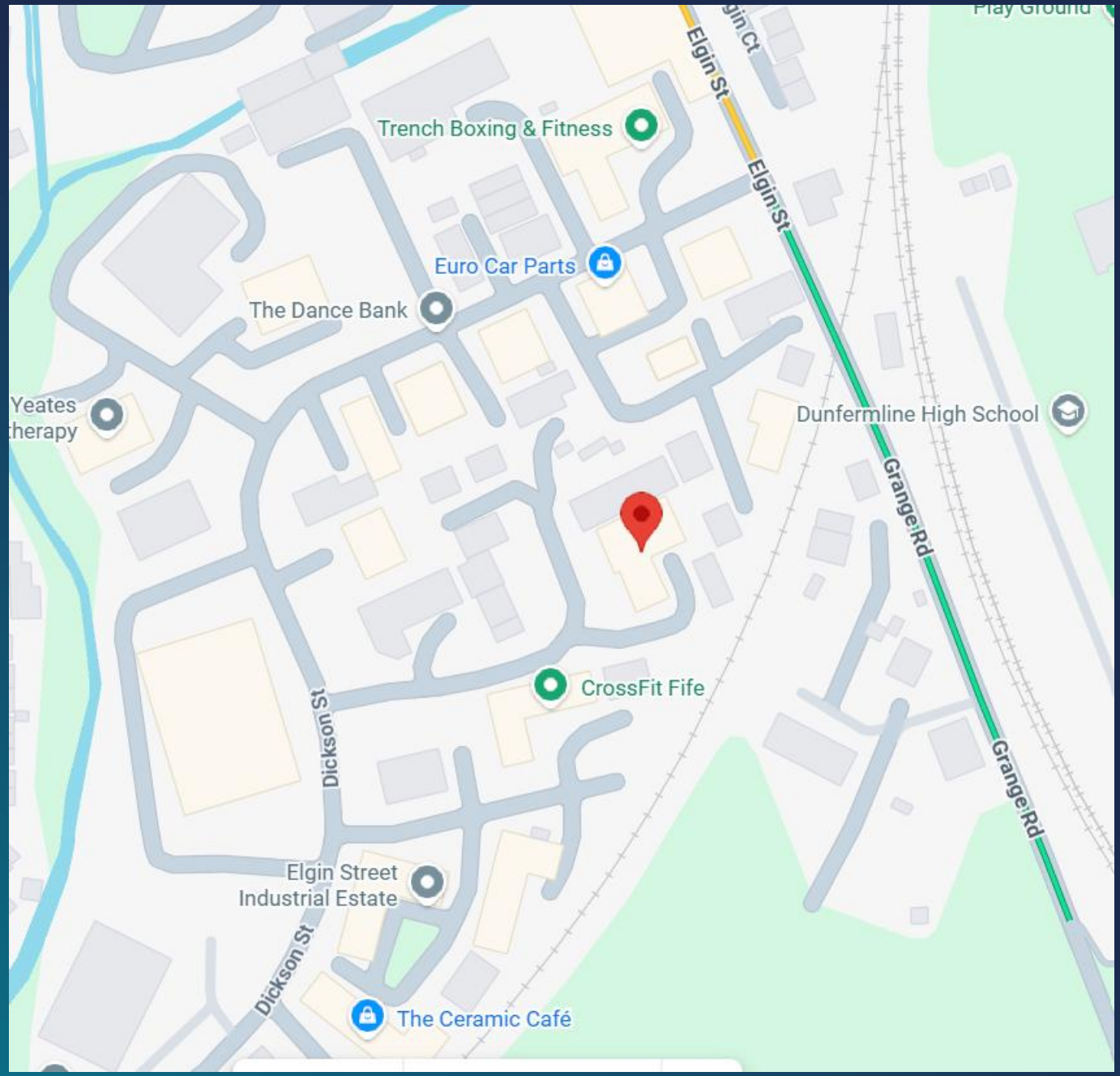
LOCATION

Dunfermline, Scotland’s newest city, has undergone significant growth in recent years, supported by substantial residential and commercial investment. The city serves a catchment population now in excess of 50,000 residents and benefits from excellent connectivity to Edinburgh, Perth and Dundee via the M90 motorway network.

Dunfermline City Railway Station is ideally located nearby, further enhancing accessibility and supporting the area's strong commercial appeal.

The premises are situated on the popular and established Elgin Industrial Estate in the south west periphery of the city centre and only a shot distance from the main City centre where all usual amenity can be found.

More specially the office is on the east side of Dickson street in a quiet cul de sac location towards the southern extent of the estate.



TERMS

The units are offered on Full repairing and Insuring terms for a period to be negotiated.

PRICE

£1,250 per month (£15,000 per annum, exclusive)

VAT

All prices listed are exclusive of VAT. Interested parties should satisfy themselves to the incidence of VAT.

RATING

The development will require to be reassessed by the Local Authority.

VIEWING

Strictly through sole letting agents.



CONTACT

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Bradley Hall

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