

Dunfermline Business Centre

Izatt Avenue
KY11 3BZ



Reception Area
Meeting Rooms
On-site parking

High quality specification offices

Units from 8sqm (85sqft) to 184sqm (1,981sqft)

Close proximity to town centre and train station

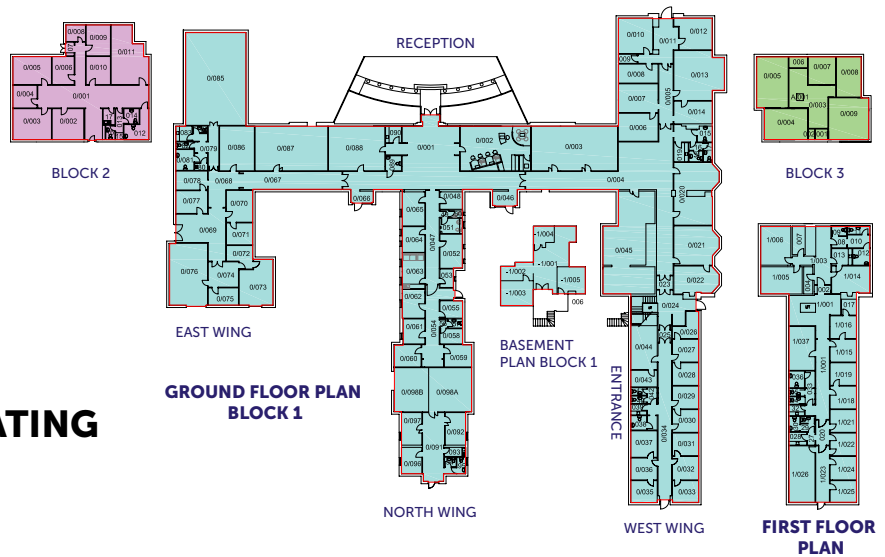
DUNFERMLINE BUSINESS CENTRE

Dunfermline Business Centre is situated on Izatt Avenue, just off Queensferry Road, the main route into Dunfermline from the South. It is just one mile from the town centre and half a mile from the railway station, with frequent bus services along Queensferry Road.

Dunfermline Business Centre offers high quality business accommodation in a managed Centre. There are 37 units ranging in size from 8sqm (85sqft) to 184sqm (1,981sqft). All units are finished to a high standard and benefit from heating via bio-mass radiator systems, perimeter trunking, suspended ceilings and quality floor coverings.

Facilities for the centre include:

- Reception facilities
- Security alarm system
- 24 hour access (fob system)
- Intercom system
- Meeting room facilities
- Communal kitchen & toilet facilities
- Lift
- Individual metered for electricity
- Car parking



ENERGY PERFORMANCE RATING

Energy Performance rating: E

LEASE TERMS OVERVIEW

An overview of standard lease terms are as attached

FURTHER INFORMATION

To obtain details on availability and rental terms for Dunfermline Business Centre, please contact the Business Property Team:



#fifemeansbusiness



Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2013)

Fife Council give 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 of the correctness of each item.

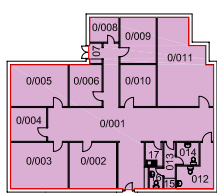
Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.

DUNFERMLINE BUSINESS CENTRE SUITE 27

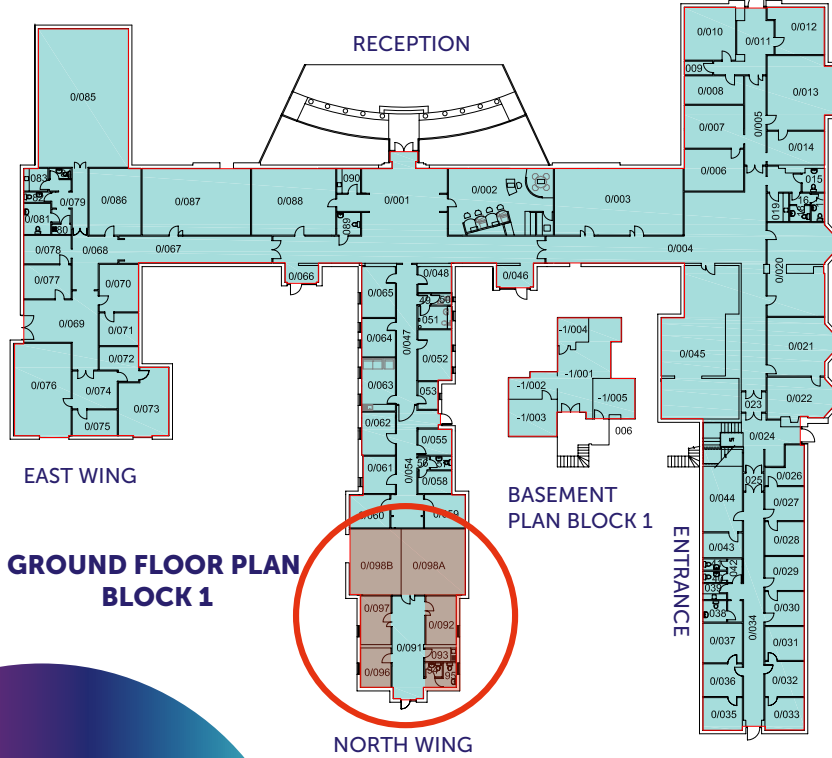
Suite 27 is a self contained office suite consisting of 4 rooms, 2 toilets and 1 small kitchen

Key benefits

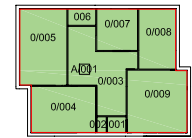
- 1182sq.ft (£15,732 PA (incl. rental and service charge)
- Separate to main building, own entry/exit door with ramp
- Roller shutter door



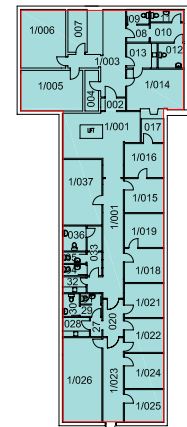
BLOCK 2



GROUND FLOOR PLAN
BLOCK 1



BLOCK 3



FIRST FLOOR
PLAN

Business Property Team
fifemeansbusiness@fife.gov.uk

#fifemeansbusiness

Fife Council give 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 of the correctness of each item.

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.