



caledonia house

Carnegie Avenue
Dunfermline
KY11 8PJ

FOR SALE/MAY LET

PROMINENT HQ OFFICE BUILDING | DEVELOPMENT OPPORTUNITY
Caledonia House 42,628 sq ft | Branch/Storage 4,692 sq ft
Total site c 9.8 acres (including road)



DESCRIPTION

Caledonia House comprises a modern HQ 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 prominent corner plot overlooking both Carnegie Avenue and Queensferry Road on a site of approximately 9.8 acres (including road).

The site has ample car parking and incorporates a bank branch as a separate building alongside ancillary storage.



INDICATIVE – REFER TO TITLE PLAN



The property benefits from the following specification:



Air conditioning



Gas Central Heating



Mixture of fluorescent and more modern LED lighting



Carpeted raised access floor



Entrance Reception with full height atrium



Canteen facility



Toilet facilities in each wing of Caledonia House



Shower 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.

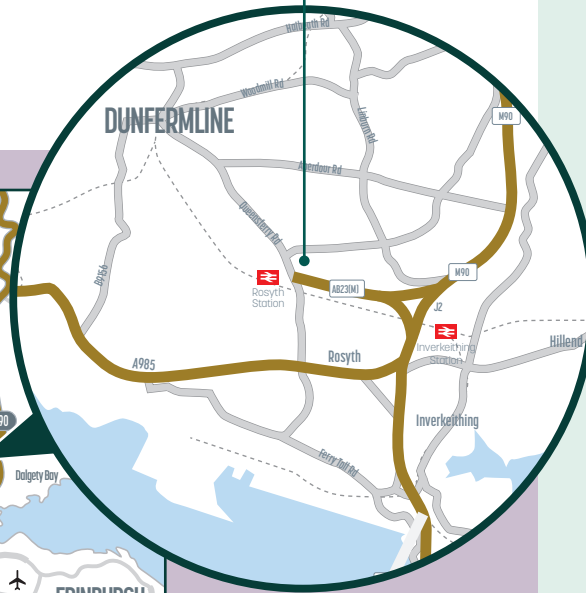
Easy access to both Dunfermline town centre and J2 of M90 (1 mile south) is via A823 Queensferry Road making the site a fantastic location for local and national occupiers. Rosyth train station is within a 5 minute walk and a number of bus routes operate providing easy access from Fife and both Edinburgh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

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Easy access to both Dunfermline town centre & 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



INDICATIVE – REFER TO TITLE PLAN

SIZE

The property extends to the following Net Internal Floor Areas:

CALEDONIA HOUSE

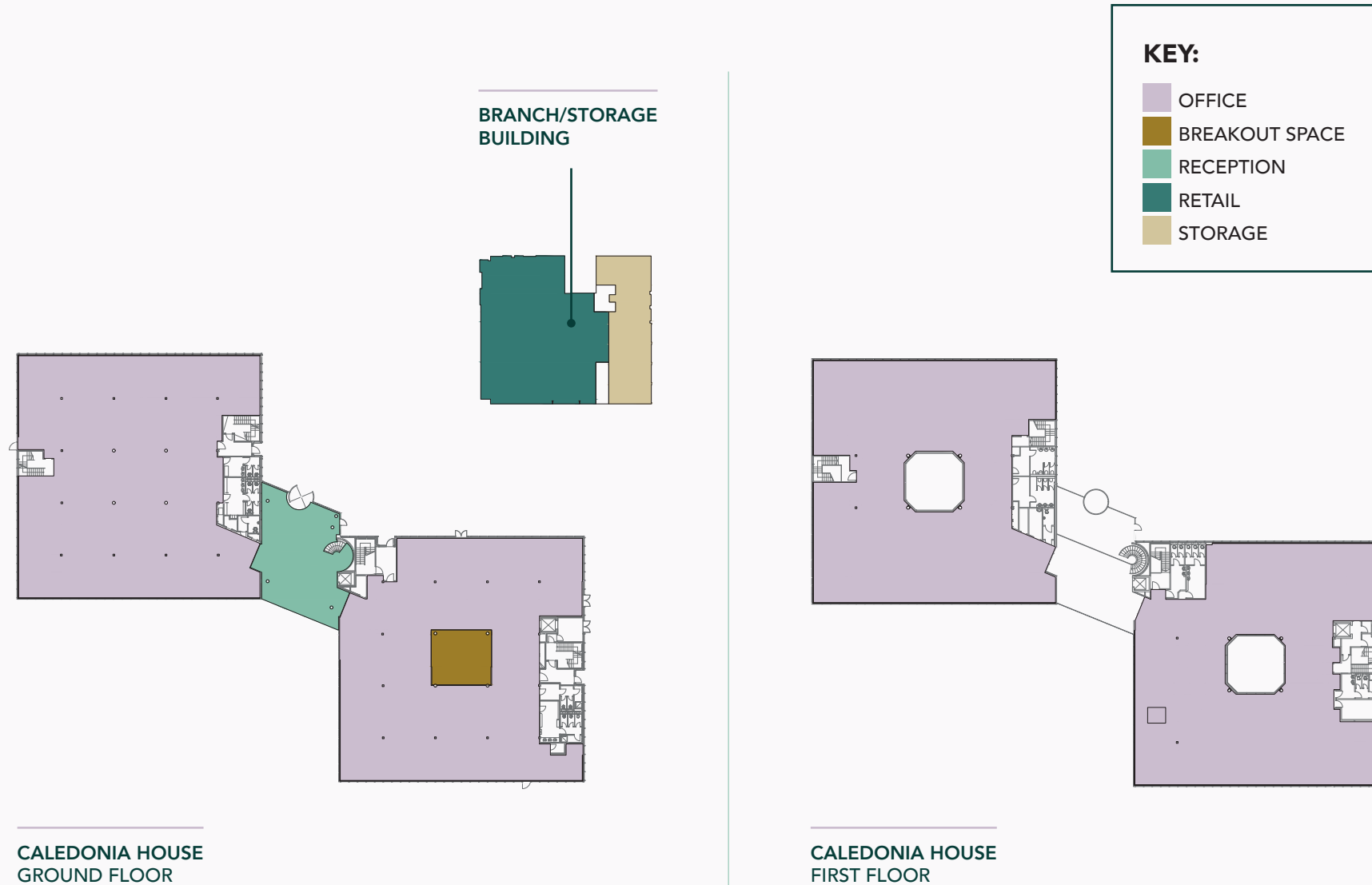
FLOOR	USE	AREA Sq M	AREA Sq Ft
FIRST	East Office	893.9	9622
	West Office	934.7	10061
	First Floor Total	1828.6	19683
GROUND	East Office	889.8	9578
	West Office	1004.7	10814
	Breakout Space	62.1	668
	Reception	175.1	1885
	Ground Floor Total	2131.7	22945
TOTAL		3960.3	42628

BRANCH/STORAGE BUILDING

USE	Sq M	Sq Ft
Retail	312.1	3359
Storage	123.8	1333
TOTAL	435.9	4692

A Plowman Craven measured survey is available.

FLOORPLANS



PLANNING

The site is located within a "Safeguarded Employment Area" within the defined Settlement Envelope. The site may be suitable for alternative uses and all enquiries should be made to Fife Council.

TENURE

Outright ownership interest/ heritable interest (Scottish Equivalent of English Freehold).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Caledonia House has a B EPC. A copy the EPC and Action Plan are available on request.

The Branch/ Storage building also has an EPC of B.

RATEABLE VALUE

£360,000 as stated at www.saa.gov.uk

PRICE

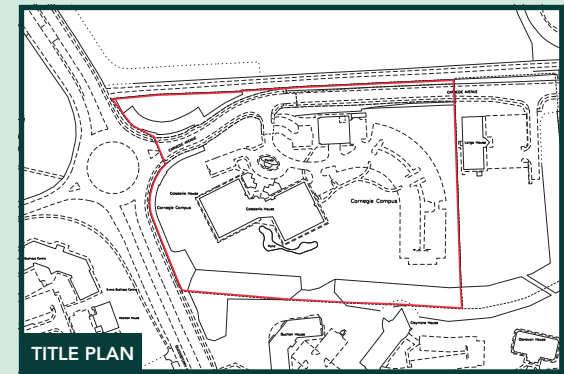
Unconditional offers are invited for the sale of the buildings and site as a whole.

VAT

The property is not elected for VAT.

AML REGULATIONS

Under both HMRC and RICS Guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) 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

Viewing strictly by prior appointment, please contact:

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**Lambert
Smith
Hampton**

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