

TO LET

1 Masterton Park, Carnegie Campus,
Dunfermline KY11 8NX

- ▶ Open plan accommodation
- ▶ Dunfermline's premier office building
- ▶ Ground floor suite extending to 5,400 sq ft (501.7 sq m)
- ▶ 75 car spaces available



LOCATION

Dunfermline has a population of approximately 55,000 and is situated immediately to the west of the M90. It is located approximately 20 miles north of Edinburgh city centre.

The subjects are located within Carnegie Campus, Dunfermline's prime business park. 1 Masterton Park enjoys an extremely high profile and prominent position within the business park with stunning views of the Firth of Forth. The Carnegie Campus is situated approximately 2 miles south of the town centre and provides easy access to junction 2 of the M90 motorway.

Other occupiers located within the business park include: **Vets Now, Verifone, Thomson Cooper Accountants, Nationwide Building Society, Sky, Scottish Water HQ, Optos** and **Taylor Wimpey Homes**. The park also benefits from amenities including a **Linden Tree Dental Lounge** and **Busy Bees Nursery**.

DESCRIPTION

1 Masterton Park comprises a 3 storey building, providing open plan office accommodation with the following specification:

- Manned reception
- 2 x 8 person lifts
- Raised access floor
- Mineral tiled suspended ceiling
- Recessed fluorescent lights
- VRF cooling and heating system
- Openable windows
- Shower facility on ground & first floors
- Male/female and accessible toilets on ground and first floors
- Bike racks
- 75 car spaces available
- Electric car charging points

ACCOMMODATION

The subjects are situated on the ground floor and extends to the following approximate net internal floor area (NIA):

SECOND FLOOR	LET TO TAYLOR WIMPEY HOMES	
FIRST FLOOR	LET TO NATIONWIDE BUILDING SOCIETY	
GROUND FLOOR WEST	LET TO ATAG	
GROUND FLOOR EAST	5,400 SQ FT	501.7 SQ M

LEASE

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

RENT

Information on the rent is available from the sole letting agents.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£35,100**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p this rateable value will result in an estimated rates liability in financial year 2023/24 of **£17,480**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = A

DATE OF ENTRY

By arrangement.

LEGAL COSTS

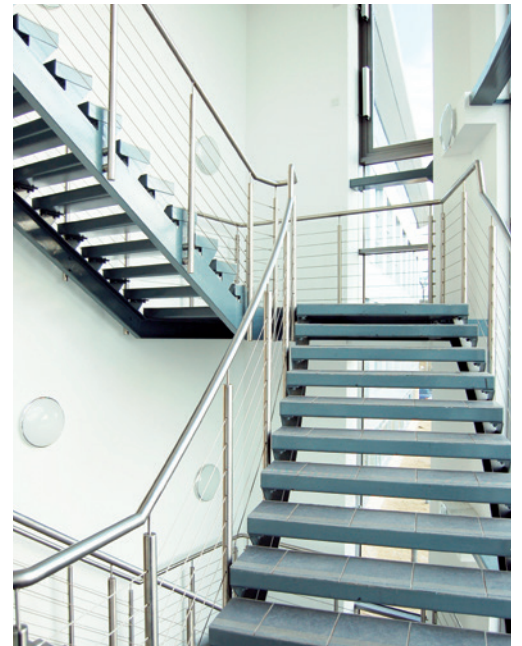
Each party to be responsible for their own legal costs incurred during this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

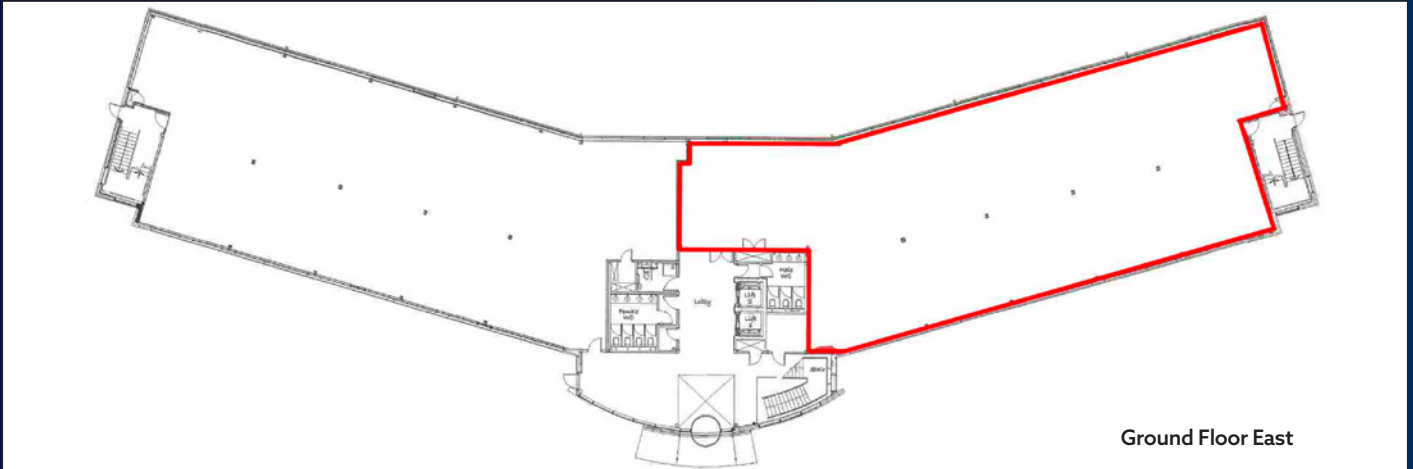
1 Masterton Park, Carnegie Campus,
Dunfermline KY11 8NX



TO LET



1 Masterton Park, Carnegie Campus,
Dunfermline KY11 8NX



Ground Floor East



GET IN TOUCH



Neil McConnachie
nmconnachie@eyco.co.uk
07818 062 736
0131 558 5104



Neil Gordon
ngordon@eyco.co.uk
07974 375 823
0131 558 5119

NMcC/DOC/DUN266 - Date of publication: 3 January 2024

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.