

DM HALL

TO LET

**Flexible Office
Suites**

**Dalgety Bay
Business Centre,
15 Ridge Way,
Dalgety Bay,
KY11 9JQ**

**Suites from 100 sq ft
to 900 sq.ft**



Property Details

- A range of flexible office suites
- Strategic position with excellent access links
- Ample on site parking provided
- Suites from 100 sq ft to 900 sq.ft
- All-inclusive rentals from £225 per month plus vat
- Easy in, easy out terms
- Standard furniture provided upon request.

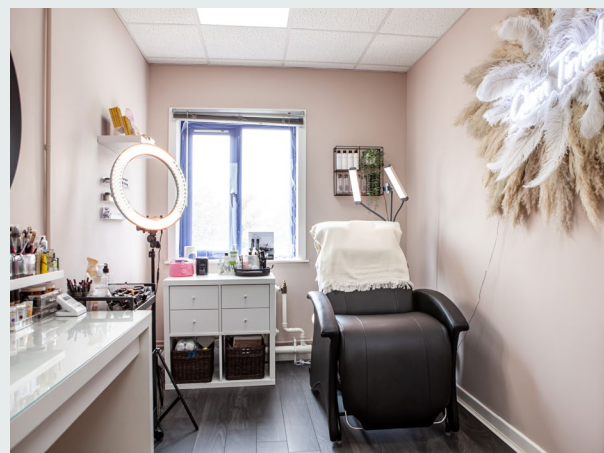
LOCATION:

The subjects are situated on the northern side of Ridge Way within a corner site at the junction of Ridge Way with Pottery Way within the established Donibristle Industrial Estate. The estate is home to a variety of different businesses, including large hi-tec manufacturing and heavier engineering also, there are also a number of smaller, multi-let courtyards providing office for smaller businesses of a local nature.

The location benefits from excellent trunk road access, being situated on the A921 which continues west to Inverkeithing and junction 1C of the M90 motorway, and the area has seen significant improvement in terms of business activity since the opening of the Queensferry Crossing in 2017. Dalgety Bay railway station is also a short distance from the subjects.

Dalgety Bay is a small but expanding commuter town situated on the bank of the Firth of Forth, approximately 5 miles south-east of Dunfermline. It has a resident population of approximately 10,000 people and is ideally situated to provide easy commuting distance to and from Edinburgh, which is situated approximately 15 miles to the south-west. In addition, it benefits from a mainline railway station on the Fife Circle route with regular services to and from Edinburgh.

The location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise a two storey building situated in a corner position. The subjects would have originally formed part of the Ministry of Defence estate and have been modernised to provide office suites, benefitting from the following features:-

- Flexible sizing/suites
- Secure shared entrance
- Suspended ceilings incorporating modern lighting
- Biomass boiler fuelled central heating
- Shared kitchen facility
- Ladies and gents toilet facilities
- Standard furniture if required

ACCOMMODATION:

A selection of the accommodation is as follows:

SUITE	SIZE (SQ FT)	NO OF PERSONS	AVAILABILITY
Suite 2	110 sqft	1-2 person	Available
Suite 15	570 sqft	10 person	Available
Suite 27	190 sqft	3 person	Available

LEASE TERMS:

The subjects are offered on an all-inclusive basis, including service charge, utilities, superfast 1GB internet and standard office furniture (if required).

The incoming tenants will be responsible for any rates liability pertaining to the subjects.

12-month licence agreements provide flexible occupancy which will continue quarterly thereafter until either party serves 3 month notice to quit.

RENTAL:

Rentals from £225 per month plus VAT

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Regulated by
RICS

RATEABLE VALUE:

Each suite has been individually assessed for Rates purposes. Confirmation of each specific Rateable Value can be obtained through the letting agents.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING:

Strictly by appointment through the sole marketing agents.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish legal format to the following office.

DM Hall LLP
32 Canmore Street
Dunfermline
Fife
KY12 7NU

Tel: T: 01383 604100

fifeagency@dmhall.co.uk

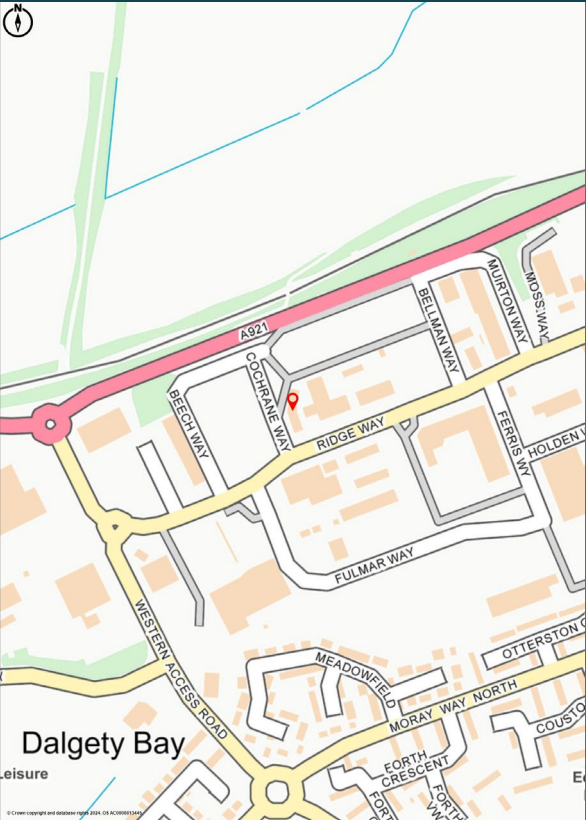
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

DATE OF ENTRY:

By agreement.



Make an enquiry

Leigh Porteous

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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