

# DM HALL

To Let

Office



Office Suites  
Carlyle House  
Carlyle Road  
Kirkcaldy  
KY1 1DB

45 SQ M -  
815 SQ M

481 SQ FT -  
8,766 SQ FT







# Property Details

- Open plan office accommodation
- Office suites available from 481 SQ FT — 8,766 SQ FT
- Easily accessible location adjacent to train station
- Private on-site parking
- Available for immediate occupation

## LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 people and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline, which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first-class dual carriageway link into Central Scotland's motorway network.

The property is located off Carlyle Road, sitting east of Bennoch Road at the junction with Victoria Road, directly opposite Kirkcaldy train station car park.

The location of the property is shown on the undernoted plan.



DESCRIPTION:

Carlyle House comprises a two-storey office building set in landscaped grounds. Externally the property is served with a generous private car park. The property offers a range of open-plan office suites benefitting from the following:

- Gas central heating
- Double glazing
- Lift access
- Male, Female & Accessible toilet facilities
- CCTV Security
- DDA Compliant
- Generous car parking
- Landscaped gardens

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Wing A — Suite A	160.12	1724
Ground	Wing A — Suite B	44.64	481
Ground	Wing B — Suite F	91.04	980
Ground	Wing B — Suite E2	105.64	1137
First	Wing E — Suite E	77.57	835
First	Wing E — Suite D	111.88	1204
First	Wing E — Suite A	94.69	1019
First	Wing E — Suite B	63.73	686
First	Wing E — Suite C	65.02	700

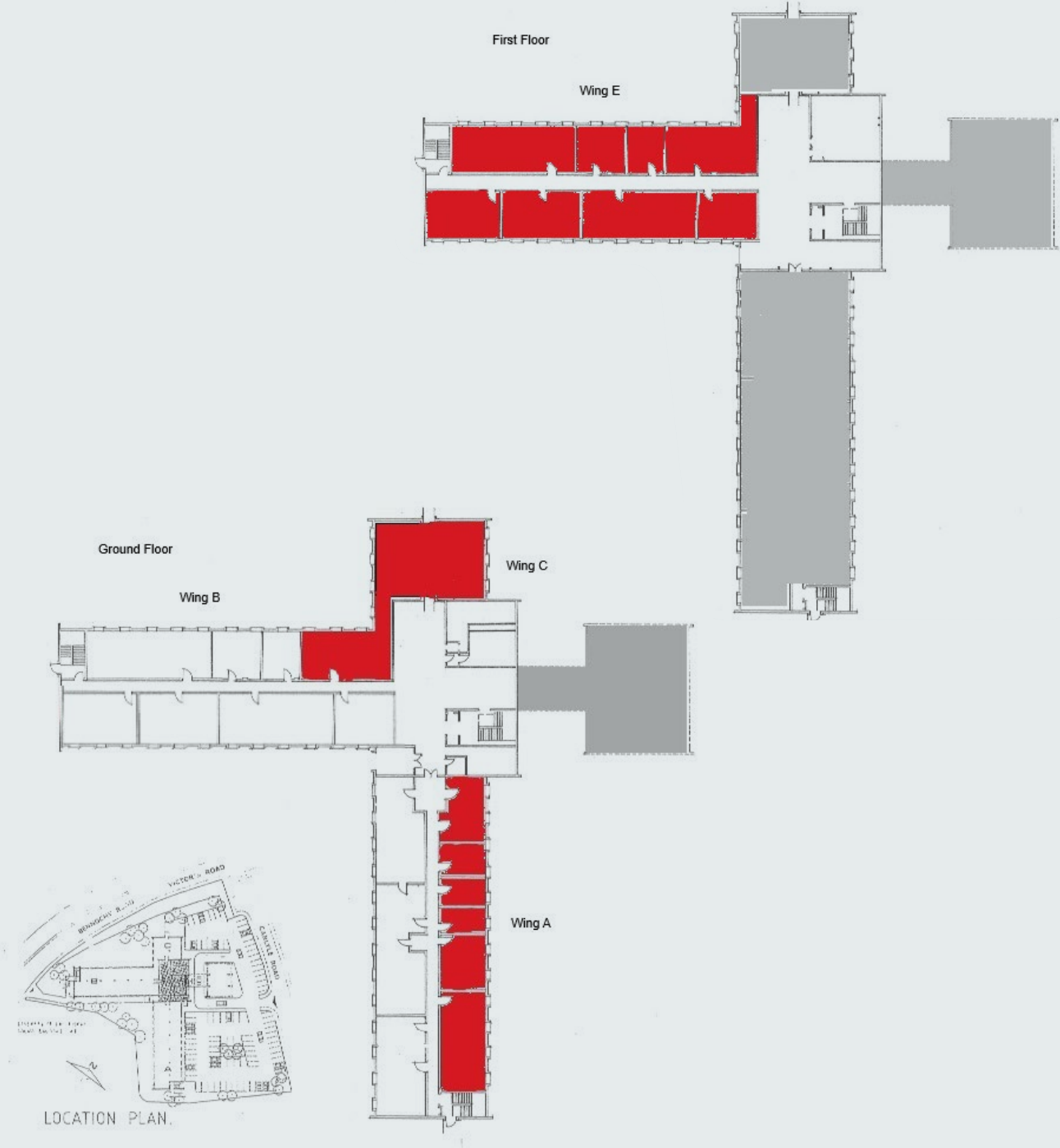
ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors’ Association website, the subjects are noted to have a Rateable Value as follows:

Office Suite	Office RV	Car Parking RV
Wing A Suite A	£13,100	£280
Wing A Suite B	£4,000	£140
Wing B Suite F	£9,600	£140
Wing B Suite E2	£16,100	£1,650
Wing A Suite A	£5,000	£420
Wing E Suite B	£5,700	£280
Wing E Suite C	£8,600	£420
Wing E Suite D	£10,000	£420
Wing E Suite E	£7,200	£280





# Property Details

## RENTAL:

Upon application to the sole letting agents.

## SERVICE CHARGE:

A service charge will be applicable. Further details can be obtained from the letting agents.

## LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents Ian Davidson and Justin Akugbo at DM Hall:-

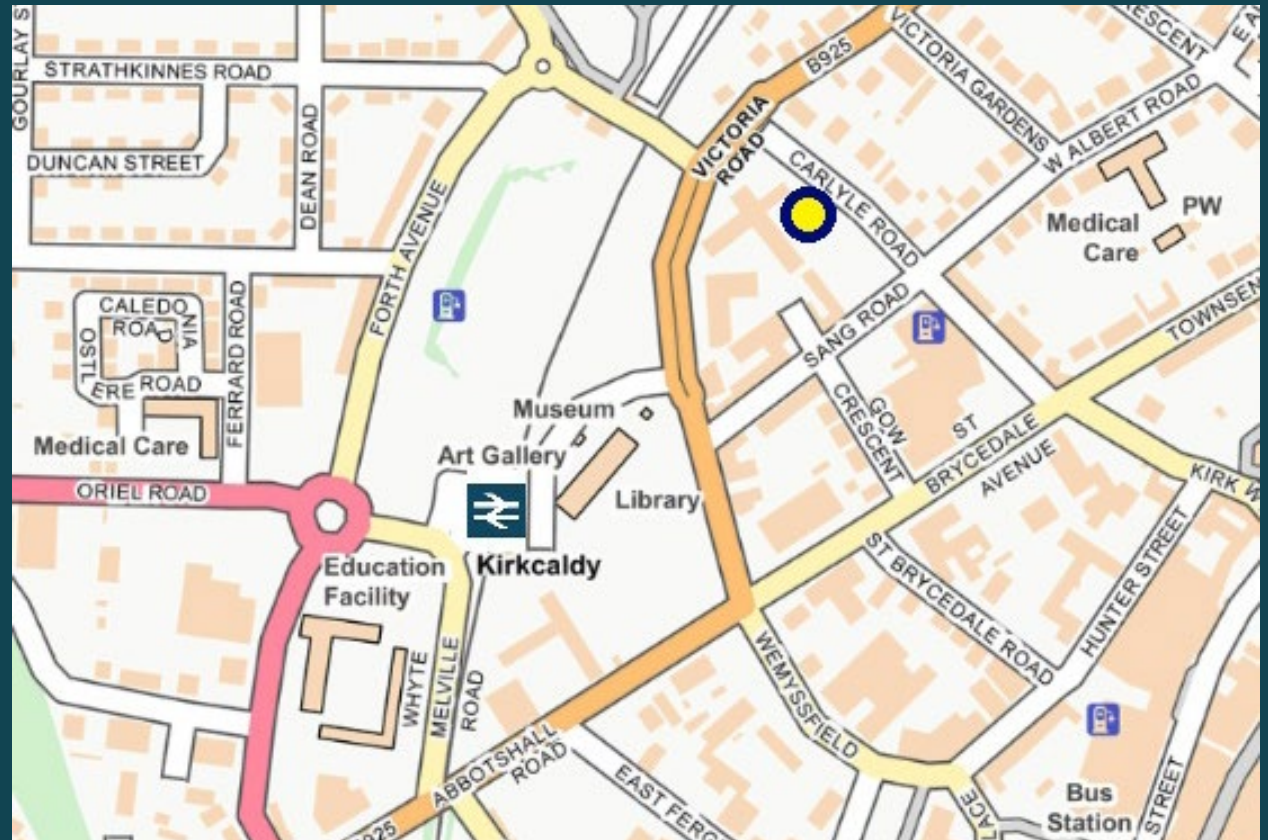
## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

For further information, or to arrange a viewing, please contact:

Ian Davidson

Justin Akugbo

fifeagency@dmhall.co.uk

**DM Hall Agency Department**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, 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 intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors