



Unit 2A, The Linen Quarter,  
Winterthur Lane,  
Dunfermline KY12 7AJ

- Located in an established town centre modern development.
- Modern retail/office accommodation
- Units from 128.5 sq m (1,383sq ft) to 690 sq m (7,426 sq ft)
- Suitable for a variety of uses



## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway. More specifically, the subjects are situated within the recent Linen Quarter development on the North side of the Winterthur Lance, less than 1.5 miles from Dunfermline City Centre. Nearby occupiers, include Tesco, Fire Station Creative and Carnegie Leisure Centre.

## DESCRIPTION

The subjects offer open plan retail/office accommodation with WC and tea preparation facilities to the rear. The flooring throughout the unit will be of screed, walls will be unpainted block, and the properties will benefit from a district heating system. The unit is thought to be suitable for a variety of uses (STP)

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

COMMERCIAL UNIT	AVAILABILITY	SQ M	SQ FT
Unit 2A Retail/Office	Available	190	2,044
Unit 2B Retail/Office	PRE LET	218	2,346
Unit 2C Retail/Office	PRE LET	153.5	1,652
Unit 2D Retail/Office	PRE LET	128.5	1,383
<b>TOTAL</b>		<b>793.5</b>	<b>8,540</b>

## RENT

Price on Application

## RATEABLE VALUE

The subjects will be assessed on completion.

## EPC

The subjects will be assessed on completion.

## LEGALS/VAT

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction. All prices, premiums and rents quoted are exclusive of VAT.

To arrange a viewing please contact:



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