

**TO LET**

**Modern Office Suites  
on Flexible Terms**

Easy access to  
M90/Queensferry crossing  
and train station

Communal parking with  
electric charging points

“All in” rents  
(exc VAT)

Communal Kitchen/  
Breakout Areas



WHAT 3 WORDS

**BUCHAN HOUSE, ENTERPRISE WAY,  
DUNFERMLINE KY11 8PL**

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# Location

BUCHAN HOUSE, DUNFERMLINE



## 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 city occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 motorway.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

Dunfermline also lies on the Fife Circle network which connects all of Fife's principal towns with Edinburgh to the south.

- ❑ Based in the well-established Carnegie Campus
- ❑ Immediately adjacent to the M90 motorway, which links up to the main motorway network of Scotland
- ❑ 3-minute walk from Rosyth railway station
- ❑ Nearby occupiers include Sky, Lloyds Banking Group and Nationwide Building Society
- ❑ Good amenities close by including Tesco, and Busy Bees Nursery



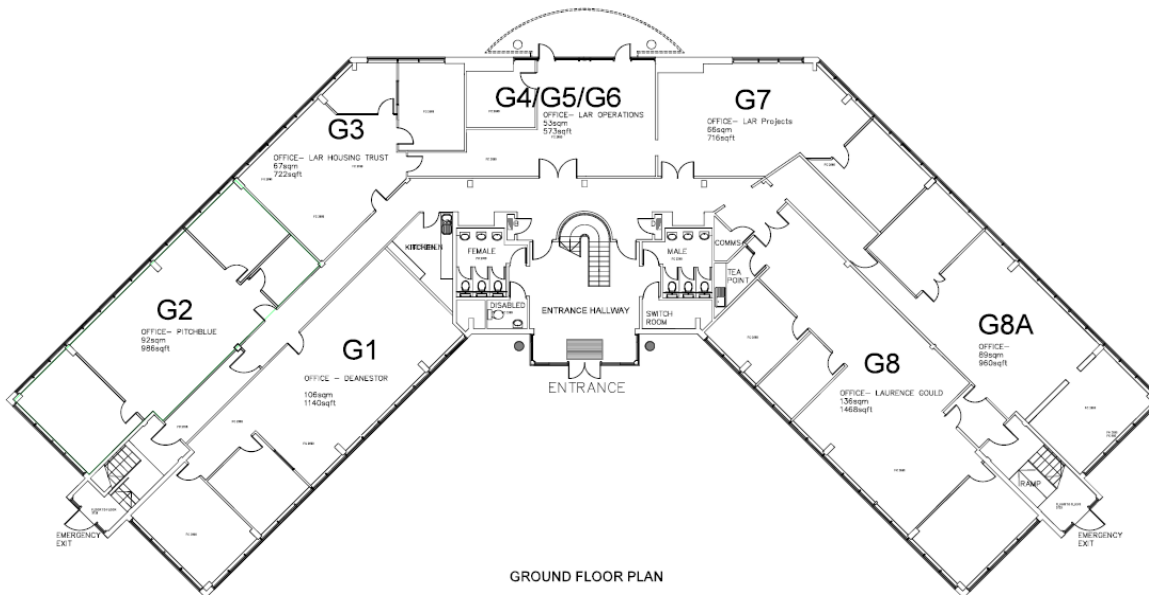
FIND ON GOOGLE MAPS



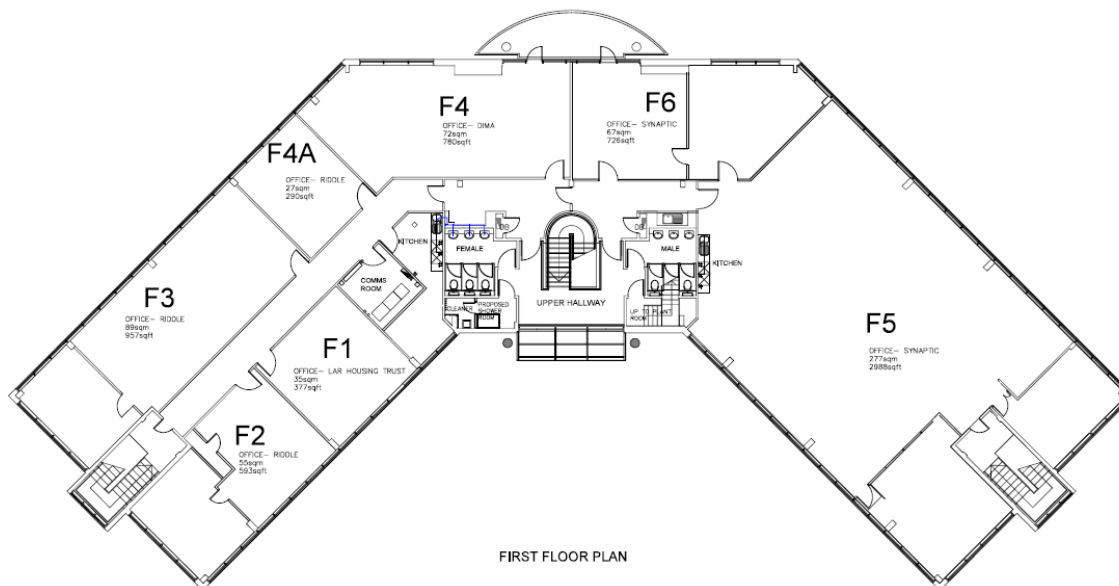


# Description

BUCHAN HOUSE, DUNFERMLINE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## DESCRIPTION

- ❑ Modern flexible accommodation
- ❑ Upgraded entrance and common areas
- ❑ Efficient LED lighting throughout
- ❑ Underfloor and perimeter cabling
- ❑ Generous car parking provision (FCFS)
- ❑ Gas central heating
- ❑ High Speed Fibre Optic Broadband
- ❑ “All in” rents (exc VAT)
- ❑ Furnished options available
- ❑ Outside picnic tables
- ❑ Modern shower room
- ❑ Landlord on-site

## SERVICE CHARGE

A service charge is in place to cover all electricity and heating costs for the suites alongg with buildings insurance and communal repairing and maintenance costs but excludes phone/broadband which can be arranged separately via the landlord if required. Service Charges are reviewed annually.

## RATEABLE VALUE

Suites have been individually assessed for local authority rates purposes. Suites may qualify for up to 100% small business rates relief. Please call for details.

The annual rates multiplier is 49.8p for the financial year 2025/2026.



## Current Availability

	m <sup>2</sup>	ft <sup>2</sup>	“ALL IN” INITIAL ANNUAL RENT (including service charges, electricity and heating) (exc VAT)
G3	67	722	£14,500
G4/6	53	537	£11,500
G7	66	716	£14,000
F1	35	377	£7,000
F5	277	2,988	£55,000

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## VAT

The subjects are elected for VAT purposes and hence VAT will be charged at the prevailing rate.

## Legal Costs

Each party shall be responsible for their own legal costs with the tenants being responsible for any LBTT, registration dues and VAT thereon

## Energy Performance Certificate

Full EPC details on request.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: SEPTEMBER 2025

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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