

Tailored Terms to Suit Your Needs...

Owner Interest

- Each unit available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease term available to suit your business needs.

Quote Price

- Price and rental figures available on application.

VAT

- VAT will be charged on rent and sale prices.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

Location

- Situated approx 1 mile to the east of Dunfermline Town centre, this proposed office park is strategically situated, adjacent to junction 3 of the M90, providing transport links to Perth, Dundee and the North of Edinburgh.
- The area generally has seen significant development in recent years and is extremely well served by local amenities to include food retail, retail, health and fitness and hotel facilities.

Distances

Rosyth Terminal	1.5 miles
Dunfermline Town Centre	2 miles
Edinburgh City Centre	15 miles
Edinburgh Airport	12 miles
Glasgow	40 miles
Glasgow Airport	48 miles

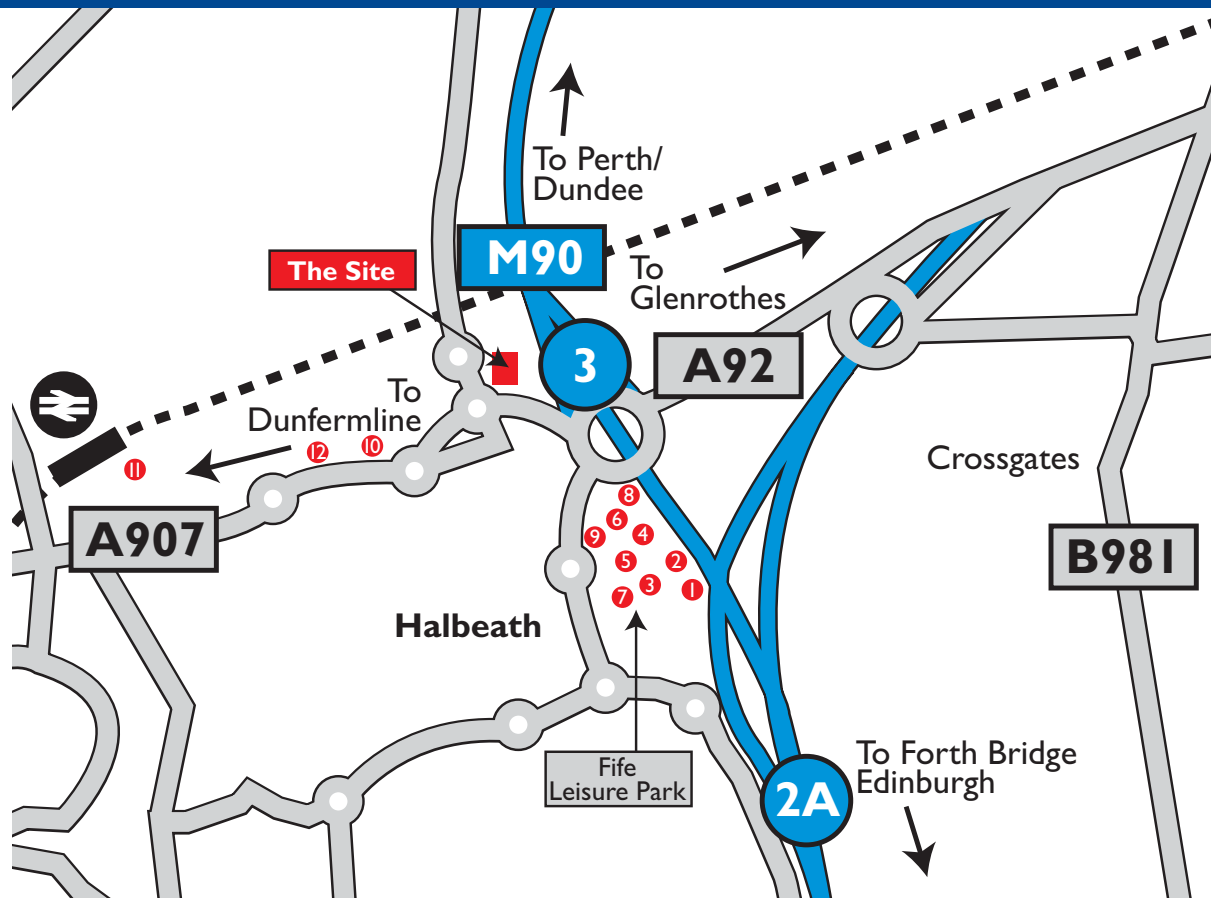


comes to...

Halbeath Interchange DUNFERMLINE

Local Amenities

- 1) Odeon Cinema
- 2) Bannatynes Health and Fitness
- 3) Pizza Hut
- 4) McDonalds
- 5) Frankie and Benny's
- 6) Whitbread Travel Inn
- 7) Kentucky Fried Chicken
- 8) Carlton Bingo
- 9) Brewsters Family Pub
- 10) Brewers Fayre
- 11) ASDA Supermarket
- 12) Petrol Station



A Development By:

BUSINESS HOMES
0870 441 2222
www.businesshomes.co.uk

Speak to the Development Director
Jame Houlston

Agents:

Ryden
0131 225 6612
www.ryden.co.uk

peter.ianson@ryden.co.uk
allan.matthews@ryden.co.uk

DM HALL
01383 604100
01592 598200
www.dmhall.co.uk

michael.court@dmhall.co.uk



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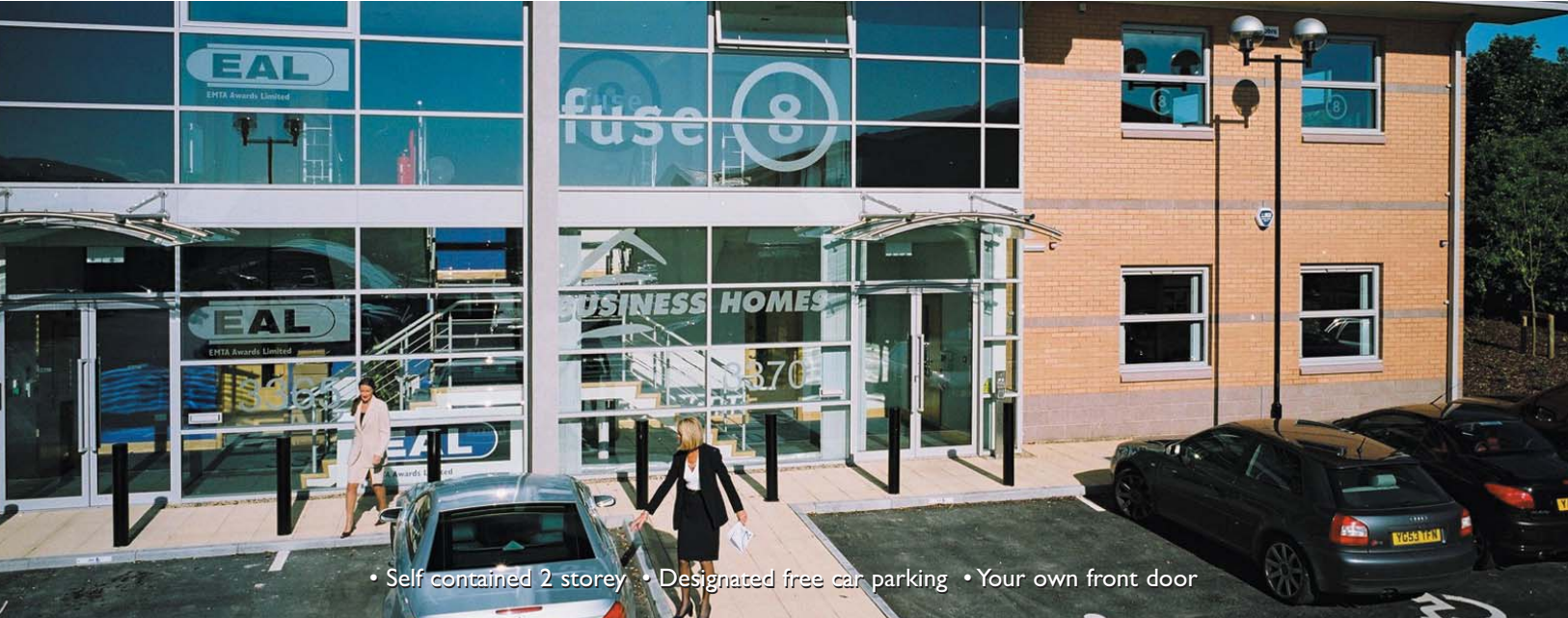
DUNFERMLINE



For Sale or To Let Two storey self contained offices

1,250 ft² (116 m²) to **6,000 ft²** (557 m²)

www.businesshomes.com



• Self contained 2 storey • Designated free car parking • Your own front door

Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,250 ft² (116 m²) - 6,000 ft² (557 m²) • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

Tel: 0870 441 2222



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Full accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling/conditioning)

Finished to a Market Leading Specification

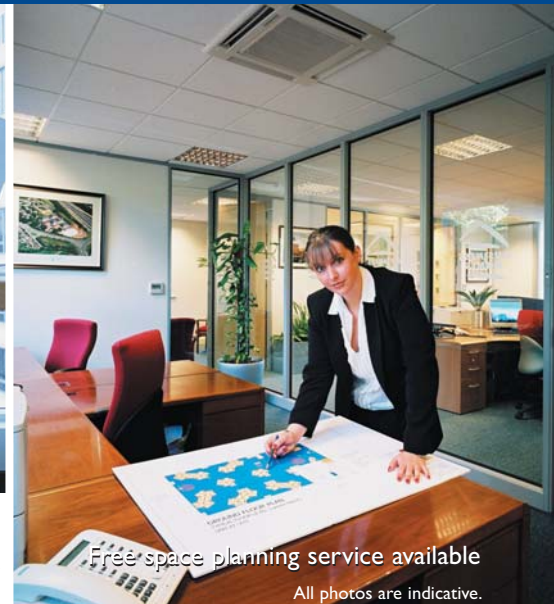


Tailor made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.



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Halbeath Interchange

DUNFERMLINE

Halbeath Interchange, Dunfermline



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