



**TO LET/
MAY SELL**

Unit 9
Pitreavie Way
Dunfermline
KY11 8UN

31,216 sq ft (2,900 sq m)

- Standalone unit on a site of 1.11 acres (0.45 ha.)
- Dedicated yard space
- Excellent location in established industrial estate close to motorway network
- Available Immediately

LOCATION

Dunfermline has a resident population of c. 50,000 and is one of the main commercial centres within the Fife region. It has recently been granted 'City Status' and has been subject to significant expansion over the last 2-3 decades with substantial volumes of new housing taking place by many national house builders at the 'Eastern Expansion'. More specifically, the subjects are located within Fife's premier industrial estate, Pitreavie Business Park lying approximately two miles to the south of Dunfermline city centre with a range of local, regional and national occupiers being located within the immediate vicinity. As a location, Dunfermline is well placed in respect of transport links for logistics being in close proximity to the M90 motorway which provides access to Perth (35 miles), Dundee (45 miles) and Edinburgh (16 miles). Rail links are situated in Dunfermline and Rosyth on the Fife Circle network with mainline services available at Inverkeithing approximately 4 miles to the south. Edinburgh Airport is 13 miles away.

DESCRIPTION

The subjects comprise a detached modern industrial workshop/warehouse and office facility of steel frame construction with a mixture of insulated cladding, brick and glazed infill to external walls set beneath a series of pitched/hip roof overlaid in profile metal insulated cladding incorporating translucent panels. Office accommodation is provided over ground and first floors. Minimum eaves in the warehouse are 6.65m rising to 8.75m at the apex. It benefits from three vehicular access doors approximately 4m high. There is a surfaced yard to the front with marked car parking bays. The whole site is bound by a burn to the north and eastern sides and by the railway line embankment to the south and is fully enclosed by fencing with vehicular access barriers to the rear.

AREAS

We have calculated the following gross areas as follows:

	SQ FT	SQ M
Ground Floor Offices	1,794	167
1 st Floor Offices	1,812	168
Warehouse	27,610	2,565
Total	31,216	2,900

RATEABLE VALUE

According to Scottish Assessors, the property has a current Rateable Value of £123,000.

QUOTING TERMS

Offers client's preference is to let the property on an FRI lease on terms to be agreed. Alternatively, offers may be considered for our client's heritable interest in the building.

VAT

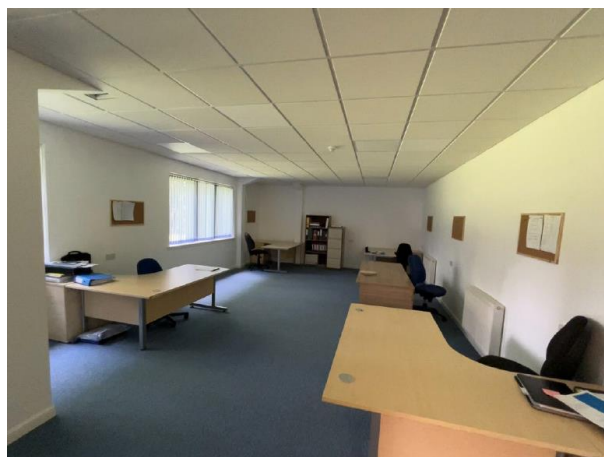
Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

EPC

Rating A. A copy of the EPC certificate can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the tenant/purchaser will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.





Viewing & Further Information

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