



# TO LET

**UNIT 8 CASTLE BUSINESS PARK  
QUEENSFERRY ROAD, PITREAVIE  
DUNFERMLINE, FIFE, KY11 8NT**

## INDUSTRIAL PREMISES WITH OFFICES AND OPTIONAL ADJOINING YARD

- SIZE: 912 SQ (9,823 SQ FT)
- YARD: PARTIALLY SURFACED AND C.0.5 ACRE
- RATEABLE VALUE: £29,500
- RENT: £60,000 PER ANNUM – NOT INCLUDING THE YARD

## LOCATION

This property is situated within Castle Business Park which is part of the wider Pitreavie Industrial Estate, positioned on the south side of Dunfermline city centre.

Direct access is provided to Queensferry Road which connects with the A823 (M) and then the M90 (Edinburgh – Perth).

Approximate drive times are as follows:

Dunfermline City Centre	10 mins
Queensferry Crossing	10 mins
Edinburgh	30 mins
Perth	30 mins
Glasgow	45 mins

Nearby occupiers include Fife Group(Landlords), The Cress Company, Copart, Dunfermline Fire Station, TechnipFMC, Better World Books, Dingbro and Beatsons Building Supplies to name only a few.

## DESCRIPTION

The property comprises a single storey industrial premises which is arranged internally to provide offices at the front with the main production/storage area to the rear.

The property is of steel frame construction with partial brick and insulated profiled metal sheeting above. The roof covering is also insulated and incorporates translucent panels which provide a good level of natural light within the building.

The minimum eaves height is 5m and the ridge height is 8m.

By separate negotiation the adjoining yard would be available to the ingoing tenant. The approximate size is 0.5 acres.



Yard available seperately

## TERMS

The property is available to lease at a rent of £60,000 per annum, exclusive of VAT.

## RATEABLE VALUE

We have been informed that the Rateable Value for this property is currently as follows:

RV: £29,500

## EPC

A copy of the EPC is available on request.

## ANTI – MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## Viewing and Further Information

This property is only available to view by prior arrangement and by contacting the agents mentioned below.

For further information:

**Neil McAllister**

**T:** 07831 610 721

**E:** neil.mcallister@ryden.co.uk

**Cameron Whyte**

**T:** 07789 003 148

**E:** cameron.whyte@ryden.co.uk

# Ryden

**Howard Brooke**

**T:** 07973 540 528

**E:** h.brooke@andrewreillyassociates.co.uk

**ara**  
Andrew Reilly Associates

The Agents 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 the 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 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 18 George Street, Edinburgh, EH2 2JG

Date of Publication: **March 2025.**

**Produced by Designworks.**