

Unit 17A Elgin Industrial Estate  
Dunfermline | Fife | KY12 7SN

# Elgin Industrial Estate



## To Let: Prominent Industrial Premises



Photos are indicative of post refurbishment

236 sq m (2,540 sq ft)

Established Trade location

Close proximity to  
Dunfermline town centre

Suitable for a variety of uses

To be refurbished

Available Immediately

# Location

Dunfermline has a residential population of 50,500 and is located 7 miles from the new Queensferry Crossing which leads to Edinburgh and the Scottish motorway network which includes the M8 and M9 leading to Glasgow and Stirling. Edinburgh Airport is also located 15 miles south of the estate with the new Queensferry Crossing allowing for quick access in under 25 minutes.

The Estate is situated just off Elgin Street which leads into Dunfermline town centre. Elgin Industrial Estate has become one of the most popular industrial estates in Dunfermline and accommodates many notable tenants such as MGM Timber, Howdens, Euro Car Parts, Müller UK & Ireland Group and City Electrical Factors Ltd.

# Description

Unit 17A comprises an end terraced industrial unit with office space. The building is of steel frame construction with brick walls under a pitched clad roof. The property benefits from a manual roller shutter door, WC facilities, translucent roof panels, 3 phase electricity supply, new LED lighting and new heaters.

## Elgin Industrial Estate



# Elgin Industrial Estate

## Prominent Industrial Premises

Vibrant estate with a variety of occupiers

Available Immediately

### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 236 sq m (2,540 sq ft).

### Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. we are advised that Unit 17A has a rateable value of around £13,700.

Unit	Rateable Value
17A	£13,700 per annum

Therefore offers an occupier potential for relief on rates payable via the Small Business Rates Relief Scheme. Interested parties are advised to make their own enquiries with the Local Assessor.

### Terms

The property is available on a new Full Repairing & Insuring basis at a rent of £18,750 per annum (£1,562.50 per month) plus VAT for a term to be agreed. Further information on lease terms are available from the letting agents.

### Service Charge

Each unit contributes to an estate service charge. Further details are available from the letting agents.

### VAT

All rents will be subject to VAT.

### EPC

Available on request.

### Viewing & Further Information

For further information or to arrange a viewing please contact the joint letting agents:

#### Cameron Whyte

E: [cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

T: 07789 003 148

#### Leo Masson

E: [leo.masson@ryden.co.uk](mailto:leo.masson@ryden.co.uk)

T: 07425 320 611

#### Duncan Fraser

E: [duncan.fraser@g-s.co.uk](mailto:duncan.fraser@g-s.co.uk)

T: 07769 377 431

#### Linda Ford

E: [linda.ford@g-s.co.uk](mailto:linda.ford@g-s.co.uk)

T: 07810 417 738

**Ryden**.co.uk  
0131 225 6612

**GRAHAM SIBBALD**  
01383 324993  
g-s.co.uk

