

TO LET / MAY SELL



PITREAVIE EXCHANGE

NEW BUILD INDUSTRIAL &
TRADE COUNTER UNITS
AVAILABLE EARLY 2028
UP TO 200,000 SQ FT



PITREAVIE WAY,
PITREAVIE BUSINESS PARK,
DUNFERMLINE,
KY99 4BS

DUNFERMLINE'S PREMIER INDUSTRIAL & TRADE DEVELOPMENT COMING SOON

Grow your operations at the regions newest industrial and trade development, located in the heart of Pitreavie Business Park.

A contemporary development offering flexible, sustainable, high quality industrial, logistics and trade accommodation, that meet the demands of the modern occupier.



PITREAVIE EXCHANGE | DUNFERMLINE | KY99 4BS



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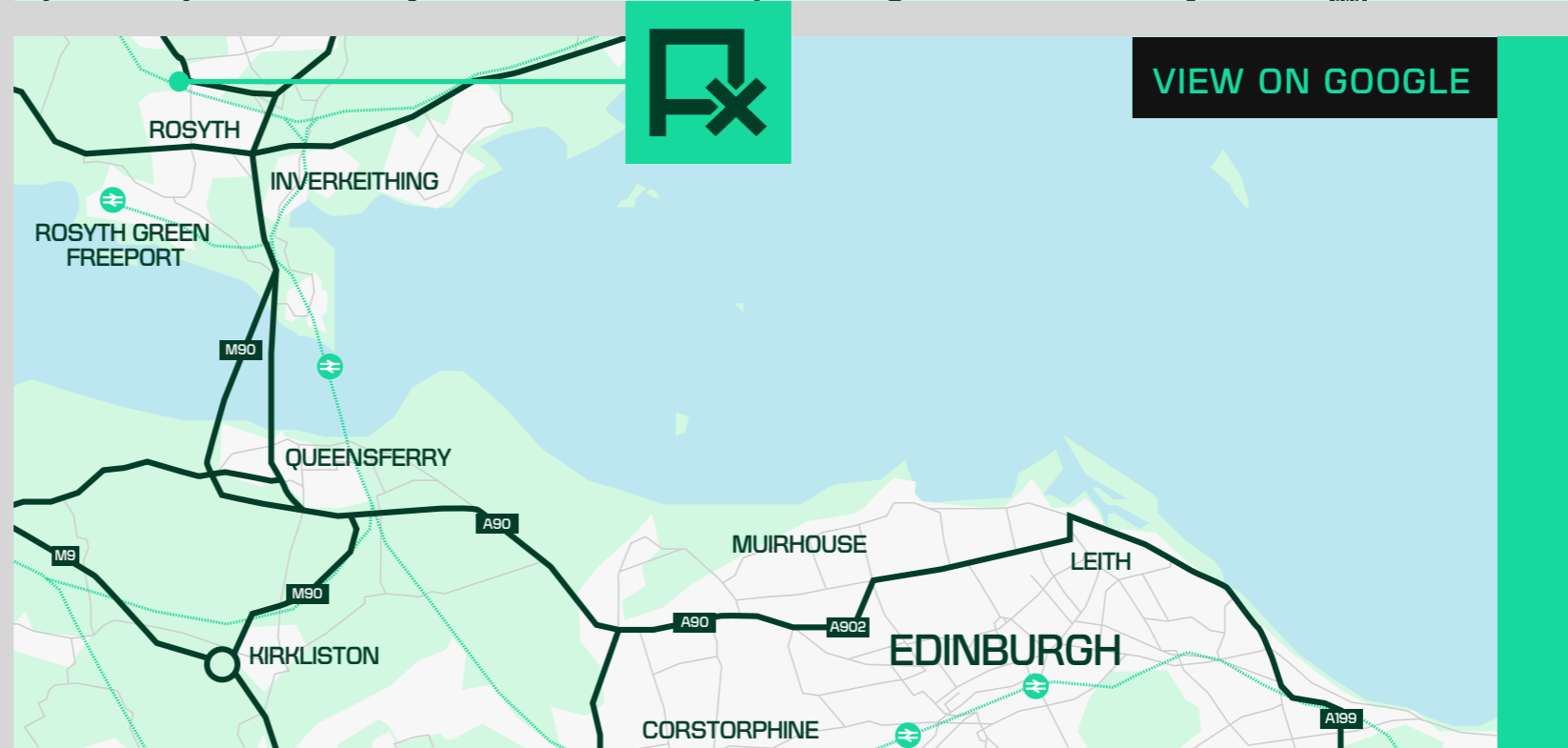
LOCATION

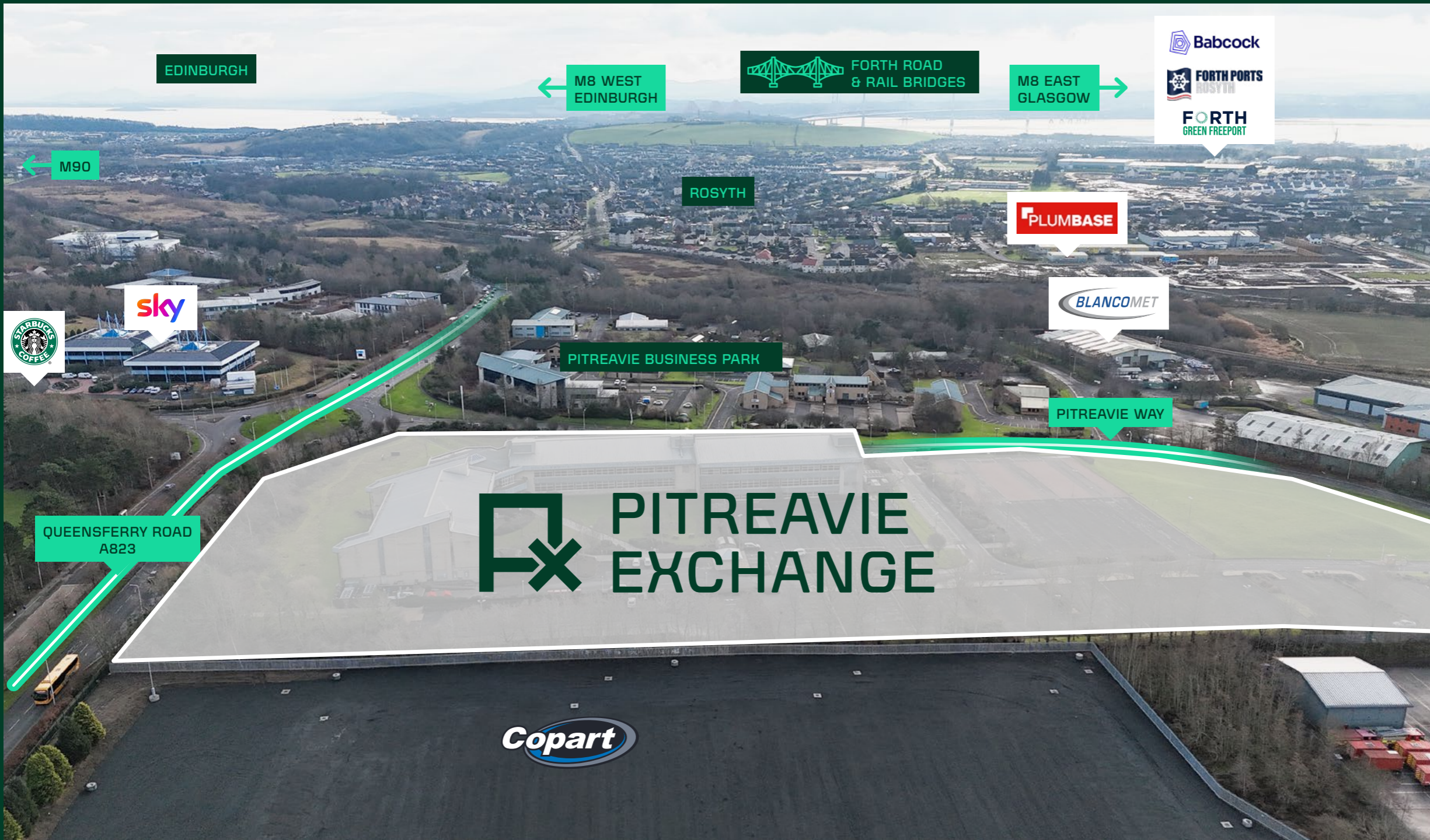
Pitreavie Business Park has been at the heart of business in Dunfermline for generations and continues to thrive as home to a number of household names and successful local businesses. Pitreavie Exchange is situated on the western corner of the St Margaret Roundabout. Access to the M90 is via the A823(M) off Queensferry Road. Rosyth train station is within a 5 minute walk from the development with various other public transport links nearby.

DRIVE TIMES



ROSYTH PORT	8 min
EDINBURGH AIRPORT	20 min
EDINBURGH CITY CENTRE	30 min
PERTH	35 min
STIRLING	40 min
GLASGOW	50 min
DUNDEE	1 hr
GLASGOW AIRPORT	1hr 10 min
ABERDEEN	2hr 15 min





EDINBURGH

M8 WEST
EDINBURGH

FORTH ROAD
& RAIL BRIDGES

M8 EAST
GLASGOW

Babcock
FORTH PORTS
ROSYTH
FORTH
GREEN FREEPORT

M90

ROSYTH

PLUMBASE

BLANCOMET



sky

PITREAVIE BUSINESS PARK

PITREAVIE WAY

QUEENSFERRY ROAD
A823



PITREAVIE
EXCHANGE



LAYOUT OPTION 1

× 6 + × 5

**DETACHED INDUSTRIAL/
LOGISTICS BUILDINGS**

**LIGHT INDUSTRIAL /
TRADE COUNTER UNITS**



PITREAVIE EXCHANGE | DUNFERMLINE | KY99 4BS



ACCOMMODATION

UNIT NO.	FLOOR AREAS	
1A1	6,500 sq ft	604 sq m
1A2	6,500 sq ft	604 sq m
1A3	6,500 sq ft	604 sq m
1A4	6,500 sq ft	604 sq m
1A5	6,500 sq ft	604 sq m
1B	15,000 sq ft	1,394 sq m
1C	10,000 sq ft	929 sq m
2	30,000 sq ft	2,787 sq m
3	25,000 sq ft	2,323 sq m
4	25,000 sq ft	2,323 sq m
5	15,000 sq ft	1,394 sq m

*Subject to obtaining the necessary planning consents.



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LAYOUT OPTION 2

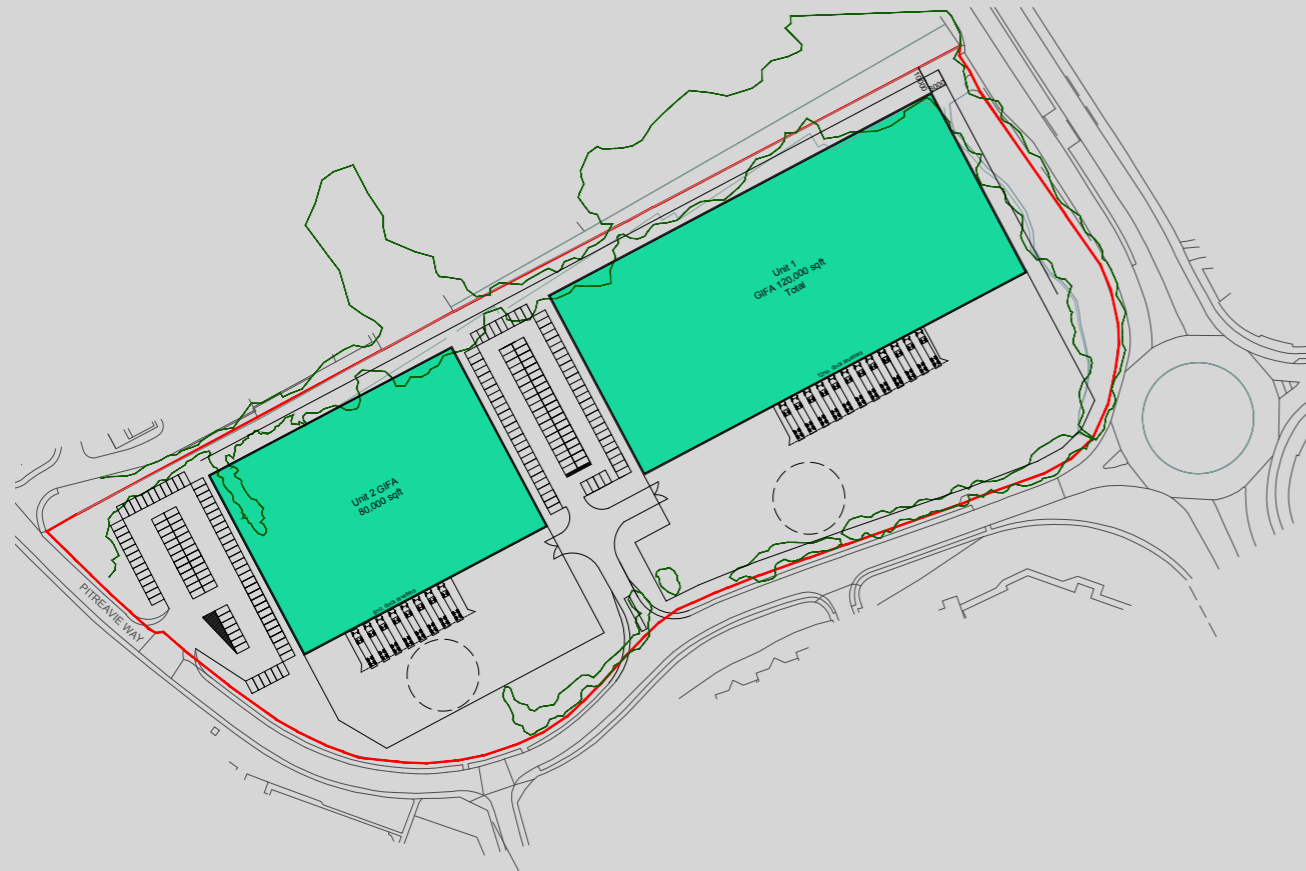
X2

DETACHED INDUSTRIAL/
LOGISTICS BUILDINGS

ACCOMMODATION

UNIT NO.	FLOOR AREAS	
1	120,000 sq ft	11,148 sq m
2	80,000 sq ft	7,432 sq m

*Subject to obtaining the necessary planning consents.



LAYOUT OPTION 3

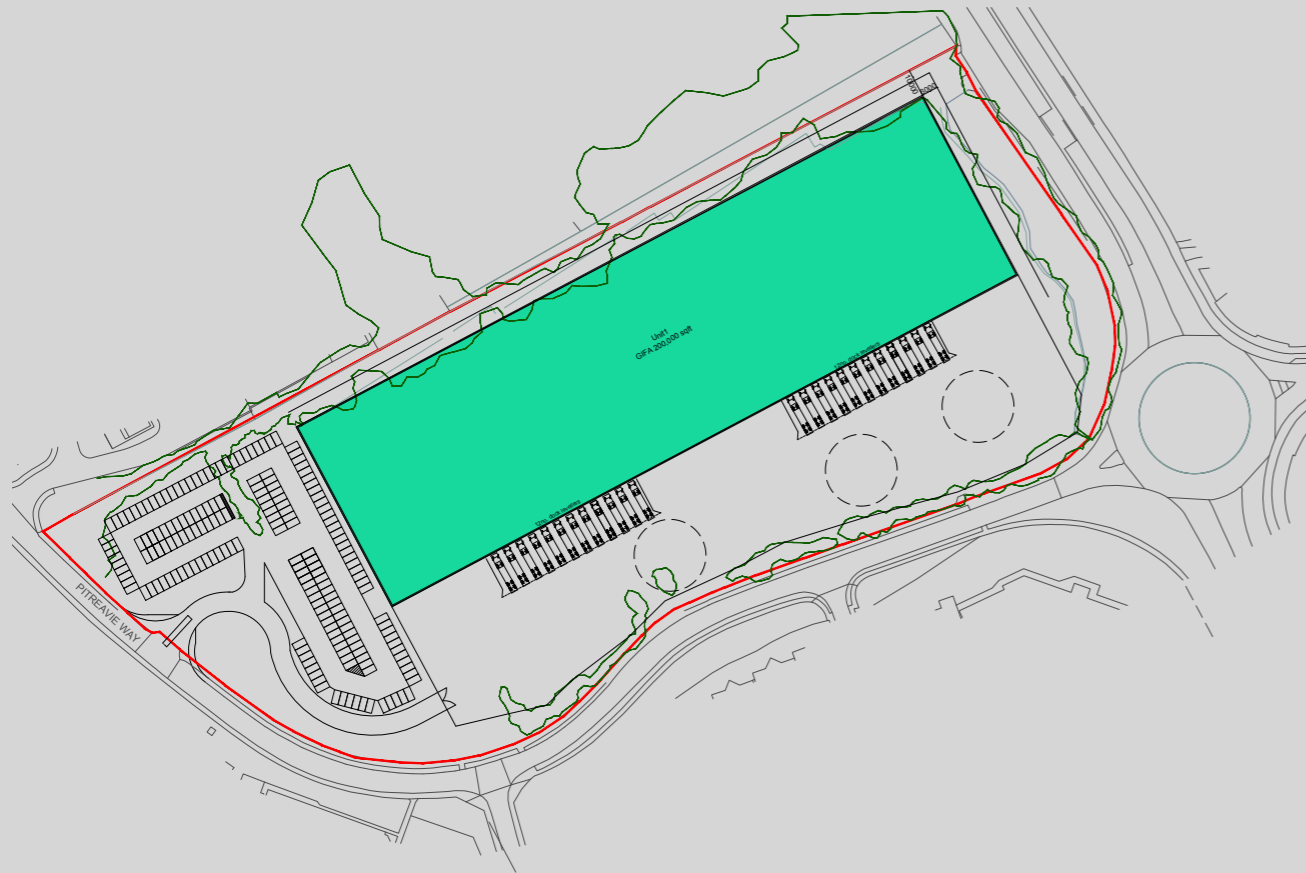
X1

**DETACHED INDUSTRIAL/
LOGISTICS BUILDING**

ACCOMMODATION

UNIT NO.	FLOOR AREAS	
1	202,300 sq ft	18,794 sq m

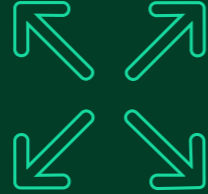
*Subject to obtaining the necessary planning consents.



SPECIFICATION



**8-10M CLEAR
INTERNAL HEIGHT**



RANGE OF SIZES



**ELECTRIC VEHICLE ACCESS
ROLLER SHUTTER DOORS**



**DEDICATED OPERATIONAL
YARD AREAS**



**10% OFFICE
ACCOMMODATION**



TRADE COUNTER UNITS



**WC & KITCHEN/TEA
PREP FACILITIES**



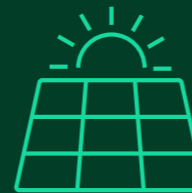
DEDICATED PARKING



**100% BUSINESS RATES
DISCOUNT IN YEAR 1**



EV CHARGING FACILITIES



PV PANELS



**WELCOMING LANDSCAPED
SURROUNDINGS**



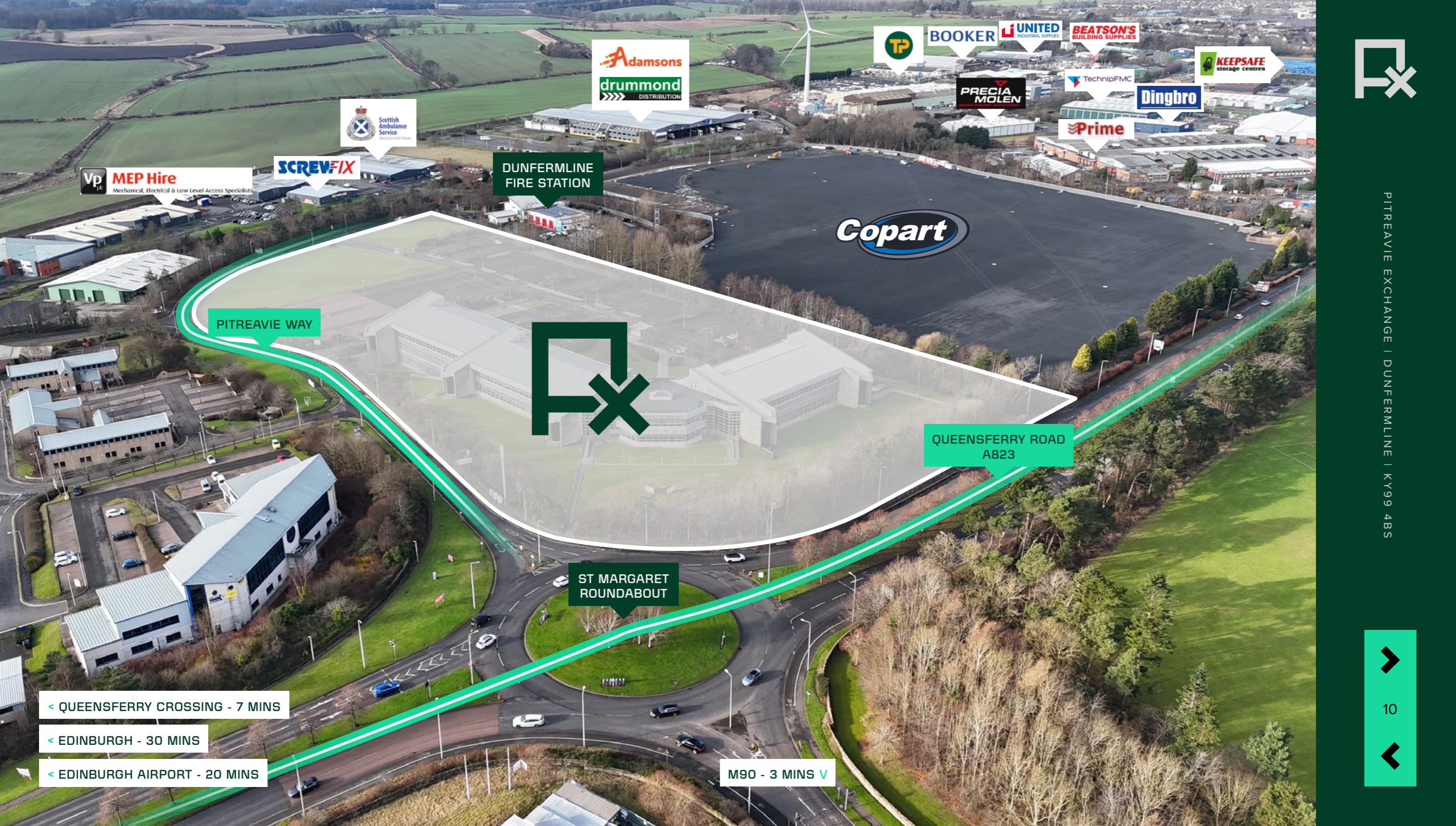


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PITREAVIE EXCHANGE | DUNFERMLINE | KY99 4BS



Copart



PITREAVIE WAY

QUEENSFERRY ROAD
A823

ST MARGARET
ROUNDBOUT

DUNFERMLINE
FIRE STATION

Vp **MEP Hire**
Mechanical, Electrical & Low Level Access Specialists

SCREW-FIX



Adamsons
drummond
DISTRIBUTION



BOOKER

UNITED
INDUSTRIAL SUPPLIES

BEATSON'S
BUILDING SUPPLIES

KEEPSAFE
storage centres

TechnipFMC

Dingbro

PRECIA
MOLEN

Prime

< QUEENSFERRY CROSSING - 7 MINS

< EDINBURGH - 30 MINS

< EDINBURGH AIRPORT - 20 MINS

M90 - 3 MINS V



GET IN TOUCH

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