

UNIT C

PITREAVIE BUSINESS PARK

PITREAVIE INDUSTRIAL ESTATE
DUNFERMLINE | KY11 8PU

TO LET

Modern Industrial /
Trade Counter Premises

439 sq m (4,721 sq ft)

End terrace unit

Large communal car park

Well established business
/ trade location

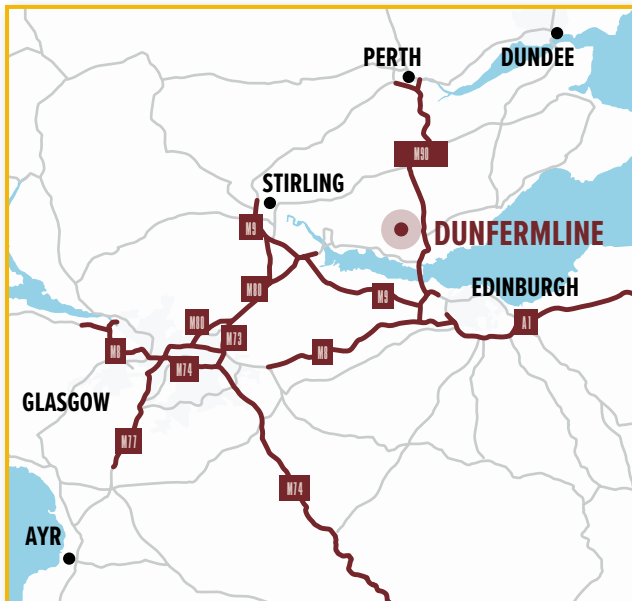
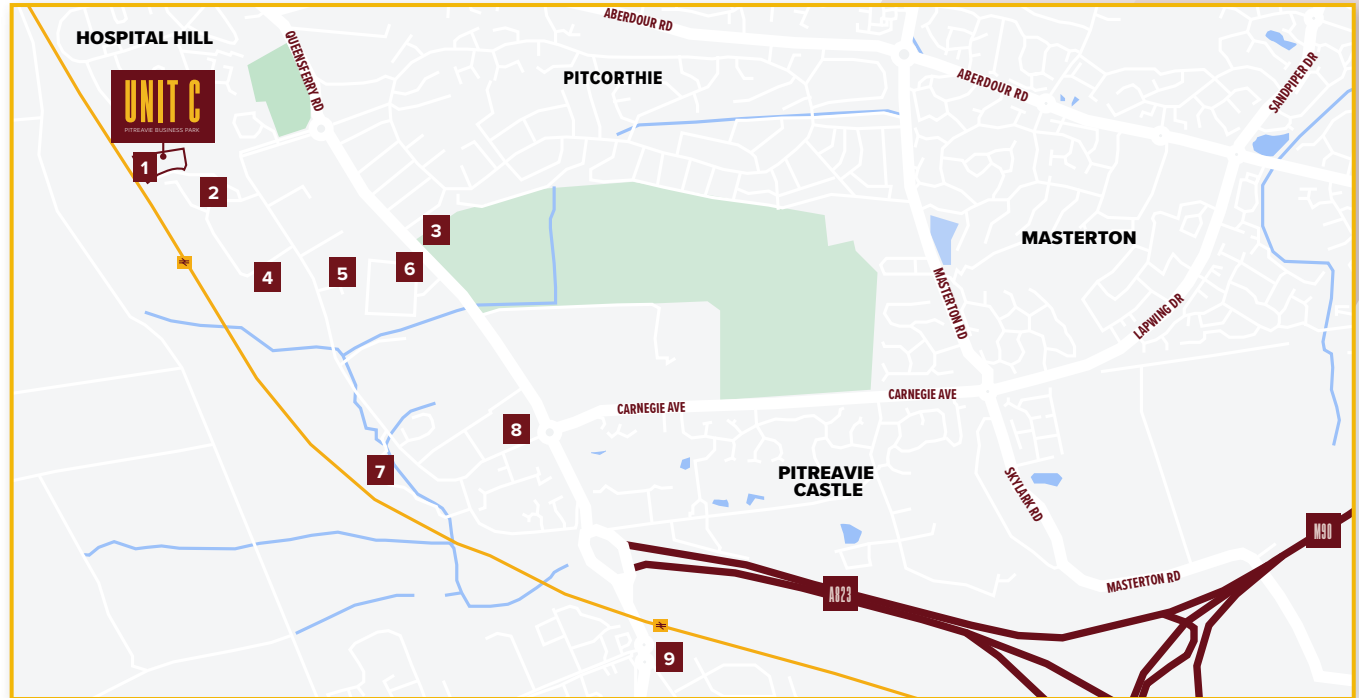
Front and rear loading doors



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.

Pitreavie Industrial Estate is situated to the south of Dunfermline, approximately 1.5 miles from the city centre. The premises are located on Pitreavie Crescent which is accessed from Pitreavie Way the principal arterial route through the estate. Surrounding occupiers include Paul Heat Recovery Scotland, Hair & Beauty World, Wolseley Plumbing Parts, Kuchehaus, IWS and Speedy Hire.












- 1 Surrounding Occupiers:**
Paul Heat Recovery Scotland, Hair & Beauty World, Wolseley Plumbing Parts, Kuchehaus, IWS and Speedy Hire.
- 2 The Bike Shop Scotland**
- 3 Pitreavie Golf Club**
- 4 TechnipFMC**
- 5 Dingbro Ltd**
- 6 Fife Group**
- 7 Toolstation Dunfermline**
- 8 Lloyds Banking Group**
- 9 Tesco Superstore**

DESCRIPTION

Unit C comprises a modern end terrace industrial / trade counter unit which benefits from both pedestrian and vehicular access on both elevations. Externally there is a large communal car park.

The building is of steel frame construction with brick walls under a pitched clad roof. The property has recently been stripped back to shell condition and now benefits from the following specification:

-  Minimum eaves height of 3.5m rising to 5m
-  Translucent roof panels
-  Sodium light fittings
-  2 x vehicular access via a roller shutter and up & over door
-  Trade counter entrance
-  Office accommodation
-  Kitchen
-  Male and female / disabled WC facilities
-  3 phase electricity supply

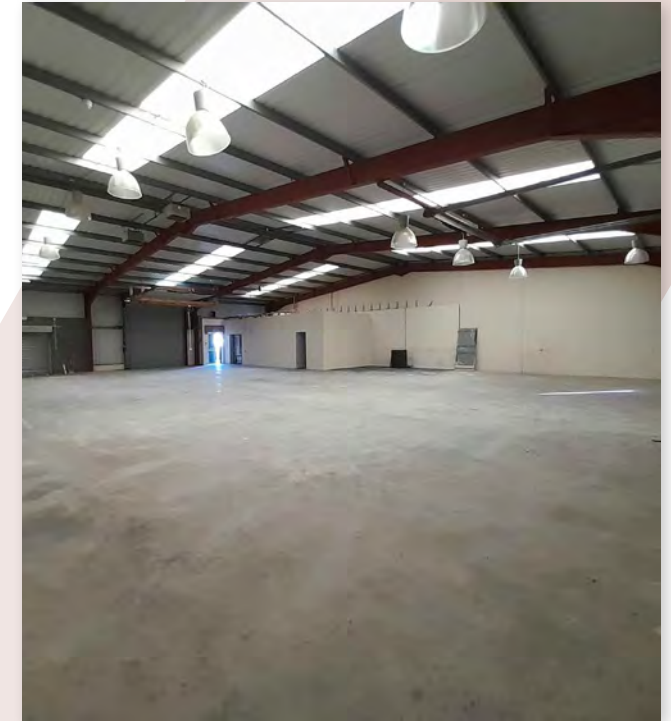
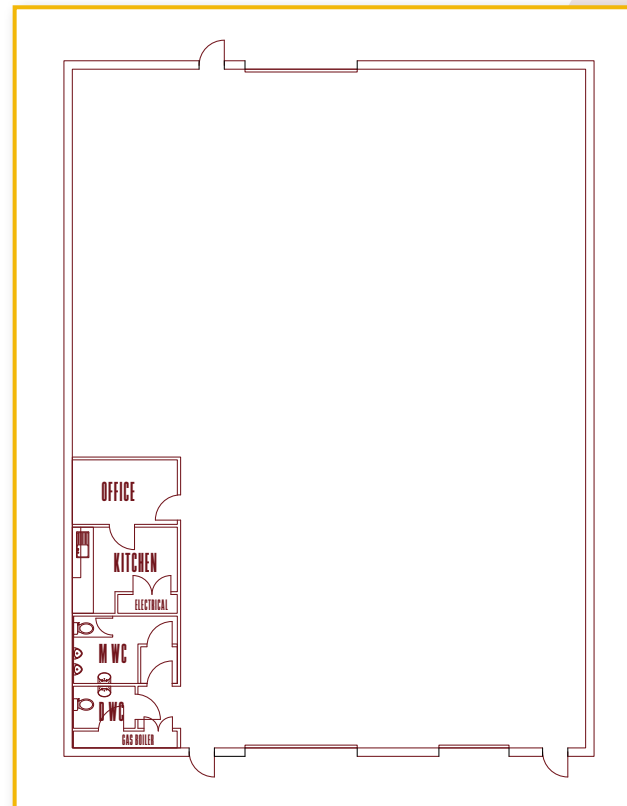


ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

	SQ FT	SQ M
Warehouse	4,303	399.71
Offices/WCS	418	38.85
Total	4,721	438.56

FLOOR PLAN



SITE / PARKING PLAN



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 the Rateable Value from 1st April 2023 is £29,500 with rates payable (2023 / 2024) of approximately £14,750 per annum. Interested parties are advised to make their own enquiries with the Local Assessor.

VAT

All rents will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

TERMS

The property is available on a new Full Repairing & Insuring basis at a rent of £35,500 per annum plus VAT for a term to be agreed. Further information on lease terms are available from the letting agents.

VIEWING & FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the Joint Sole Selling Agents;

CAMERON WHYTE

T 07789 003 148

E cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

LEWIS PENTLAND

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The agents for themselves and for 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 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. February 2023.

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