

TO LET

INDUSTRIAL UNIT WITH OFFICE/RECEPTION

6A PITREAVIE BUSINESS PARK
PITREAVIE WAY
DUNFERMLINE
FIFE
KY11 8UX

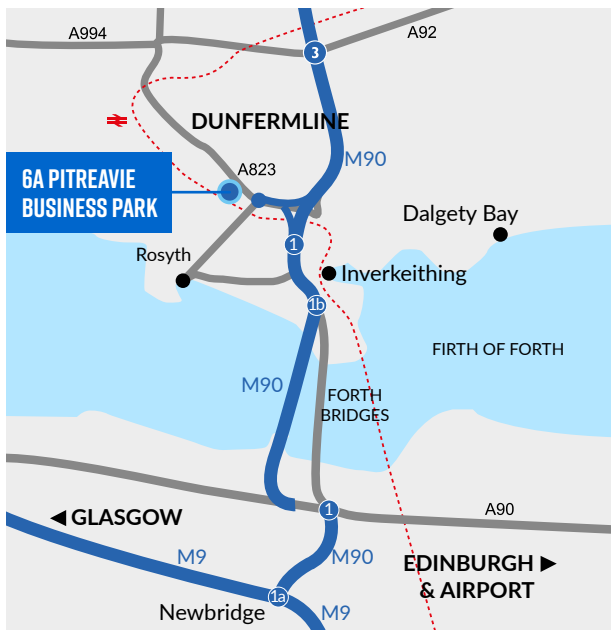
SIZE: 1,471 SQM (15,838 SQFT)

RATEABLE VALUE: £60,000

RENT: ON APPLICATION



Ryden.co.uk
0131 225 6612



LOCATION

Pitreavie Business Park is one of the largest and certainly the best located industrial estates in Fife. The estate is situated on the south side of Dunfermline and has direct dual carriageway access to the M90 (Edinburgh - Perth). Dunfermline town centre and the Queensferry Crossing are within 10 minutes' drive and some approximate further travel times are as follows:

Edinburgh City Centre:	25 minutes
Glasgow:	45 minutes
Glenrothes/Kirkcaldy:	20 minutes
Perth:	30 minutes
Aberdeen:	2 hours

The property is situated on the south-west side of the estate where nearby occupiers include Classique For Brides Ltd (adjoining), L&I Eaton, Tool Station, Screwfix, Scottish Fire & Rescue Service, Laundry Pro Ltd and Greenfold Systems Ltd.

DESCRIPTION

This property has recently been refurbished and adjoins accommodation occupied by Classique For Brides Ltd. The building is of steel frame construction with insulated wall and roof cladding. The roof cladding is inset with translucent panels providing a good level of natural lighting internally.

To the front of the accommodation is a reception and office. Vehicle access is provided by an electric roller shutter door. There is also a separate pedestrian/staff access.

Car park and loading is to the front of the building

ACCOMMODATION

We estimate the gross internal area of the property to be 1,471 sqm (15,838 sqft).

RATEABLE VALUE

We have been informed by the local Assessor's Department that the property is currently rated as follows:

RV: £60,000

A new occupier would have the opportunity to appeal the above assessment.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate would apply. Further details on request.

TERMS

For information on the terms upon which this unit is available to lease please contact Ryden, details below.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.



FLOOR PLAN

VIEWING AND FURTHER INFORMATION

By contacting:

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