

TO LET  
SECURE COMPOUND

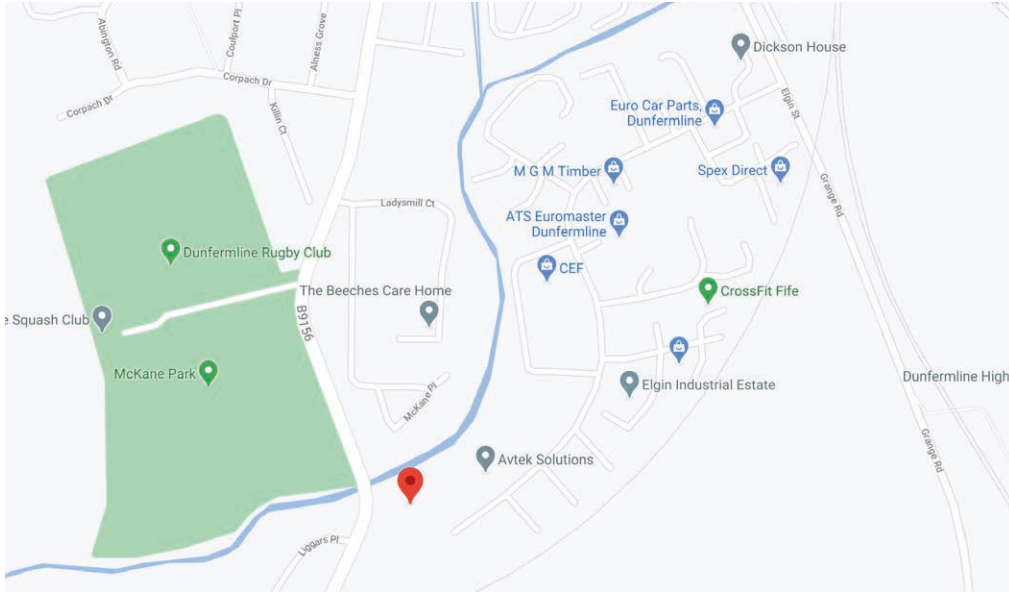
GRAHAM  
SIBBALD

Ryden



Elgin Industrial Estate, Dickson Street,  
Dunfermline, KY12 7SN

- Located in the highly desirable Elgin Industrial Estate
- Located 10 minutes from the A92 and M90 Motorway
- Secure Compound
- Nearby occupiers include Howdens, M G M Timber and ATS Euromaster
- Rental £20,000 per annum exclusive of VAT
- Extends to 1.29 Acres / 0.52 Hectare



## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

The subjects are situated in the Elgin Industrial Estate which has established itself as one of the most popular industrial locations in Dunfermline with easy access to the motorway network and its proximity to the local workforce. The Elgin Industrial Estate is located quarter of a mile to the south of Dunfermline town centre and within easy reach of both local bus and rail services. The motorway network is easily accessible by car and Edinburgh lies within a comfortable 30-minute drive.

The subjects are situated on the south west of Elgin Industrial Estate which has established itself as one of the most popular industrial locations in Dunfermline

with easy access to the motorway network and its proximity to the local workforce.

The subjects are located on the south west border of the estate.

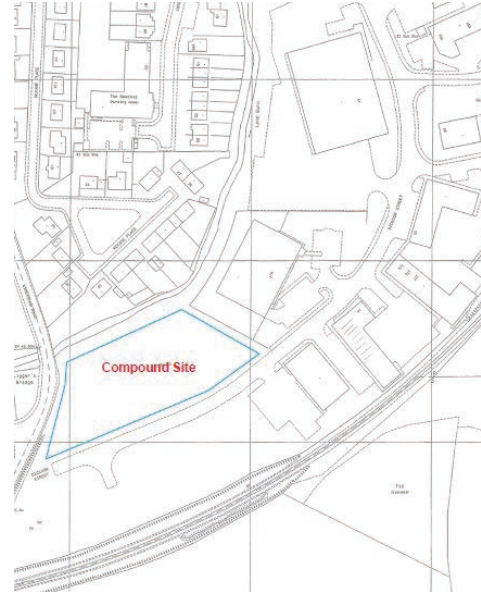
## DESCRIPTION

Located with Dunfermline and within Elgin Industrial Estate, the compound extends to 1.29 Acres / 0.52 Hectares secured by fencing and allows for 24hr access.

The location has already been chosen by a number of well-established organisations such as MGM Timber, Howden Timber, Fife Council, Mason Land Surveys, etc.

## FLOOR AREA

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross external area:



|                 | Acres       | Hectares    |
|-----------------|-------------|-------------|
| Secure Compound | 1.29        | 0.52        |
| <b>Total</b>    | <b>1.29</b> | <b>0.52</b> |

## RENT

£20,000 per annum exclusive of VAT.

## TERM

Full repairing and insuring basis.

## SERVICE CHARGE

There is a small service charge for the maintenance of the estate. Further details on request.

## RATEABLE VALUE

The Compound would be subject to re assessment on occupation.

## LEGAL EXPENSES AND VAT

Each party is to bear their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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6. Date of Publication: November 2020