

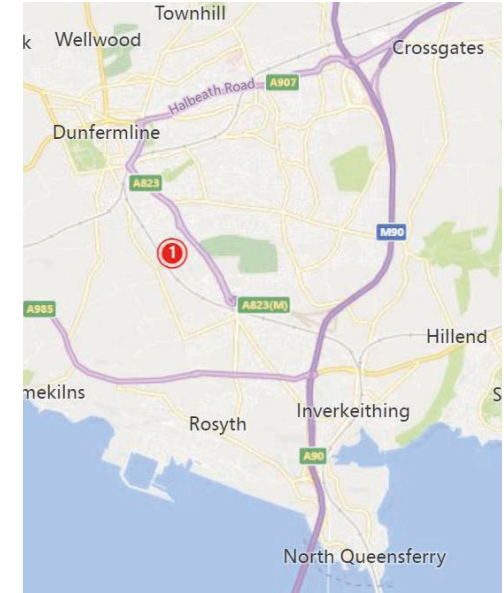
TO LET
INDUSTRIAL UNIT

 GRAHAM
SIBBALD



Unit F Pitreavie Business Park
Pitreavie Crescent
Dunfermline
KY11 8PU

- Dedicated Yard/Car Parking
- Available by way of Sublease or Assignment
- Lease Expiry February 2029 (Break Option February 2024)
- Unit Extends to 442.4 Sq M (4,762 Sq Ft)
- Attractive Passing Rent of £27,350 Per Annum



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, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

More precisely the subjects are situated within Pitreavie Business Park, lying approximately 16 miles to the north of Edinburgh City Centre and 2 miles to the south of Dunfermline Town Centre. Pitreavie Business Park would be regarded as Fife's premier industrial location and is well suited to local, regional and national occupiers.

DESCRIPTION

The premises comprise a semi-detached industrial unit of steel portal frame construction with roof and side elevations formed by steel cladding. Internally the offers a large open plan area, with offices, tea prep and WC facilities and it can be accessed by a pedestrian or vehicular access door. The unit also benefits from gas fired heating and a large shared yard offering extensive car parking.

ACCOMMODATION

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

Areas / Floor etc	Sq M	Sq Ft
Total	442.43	4,762

LEASE TERMS

The property is available by the way of sublease or assignment. It is currently held on an FRI lease, at a current passing rent of £27,350 per annum, which expires on the 4th of February 2029.

Further details are available upon request.

RATEABLE VALUE

We have been advised by the Local Assessors department that the premises have a rateable value of £21,600 resulting in rates payable (2021/2022) of approximately £10,584 per annum.

ENTRY

The property is available for immediate occupation.

LEGAL EXPENSES AND VAT

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

EPC

Available Upon Request

To arrange a viewing please contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Murdo McAndrew
Surveyor
murdo.mcandrew@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2021