

**PITREAVIE WAY
PITREAVIE BUSINESS PARK
DUNFERMLINE
KY11 8PU**

PROMINENT COMMERCIAL DEVELOPMENT SITE

FOR SALE

**26.25 Acres
(10.62 Hectares)**



LOCATION

Dunfermline is strategically situated on the north side of the Firth of Forth, approximately 17 miles to the north of Edinburgh and easily accessible from Junction 2 of the M90.

It is the largest town in West Fife, (population 50,380) and home to a number of large commercial occupiers including Lloyds Banking Group, BSkyB, Amazon and Nationwide Building Society. It is also located close to the port of Rosyth, another major industrial area, significant employers including Babcock Marine.

The area of Pitreavie is situated equidistant between Rosyth and Dunfermline town centre and is one of the main commercial, both office and industrial, locations in west Fife.

DESCRIPTION

The subjects comprise a large site, with prominent road frontage to both Queensferry Road, the main route into Dunfermline and Pitreavie Way, the spine road running through Pitreavie Business Park. It is bounded by Lloyds Banking Group offices to the south and Castle Business Centre immediately to the north. Access to the site could be taken from both these major roads.



1. Lloyds Banking Group
2. Dingbro
3. TechnipFMC
4. Travis Perkins
5. Booker Wholesale
6. Nationwide Building Society
7. Better World Books
8. Adamsons Drinks



M90

1

8

5

4

3

2

7

6



SIZE

The site extends to a total area of 26.25 acres (10.62 hectares).

PLANNING

The site is currently zoned for industrial / commercial uses, Classes 4, 5 and 6. Should interested parties have thoughts for other alternative uses, they are invited to make their own enquiries of Fife Council Planning Department.

ASKING PRICE

The site is available on a heritable basis, quoting price available on request. Consideration will be given to offers on both clean unconditional arrangements and also subject to planning bids.

VAT

The site has been elected for VAT.

ACCESS / VIEWING

Access to the site can be arranged by prior appointment with the selling agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the sale, the purchaser being liable for any LBTT.

FURTHER INFORMATION

Please contact the selling agents for further information:

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