

Forth Road Bridge

TO LET

**Industrial Design & Opportunities
from 8,000 sq ft to 60,000 sq ft**

**Axis Point, Dunfermline,
KY11 4LP**

- Close to J3 of M90
- Excellent communication links
- Design and build options available

M90

**Amazon
distribution
centre**

Site Area

**Knight
Frank**

Burns & Shaw
Property Consultants

Junction 3

0131 222 9601

KnightFrank.co.uk/edinburgh

0131 315 0029

www.burnsandshaw.co.uk

AXIS POINT, DUNFERMLINE

Location

Dunfermline, with a resident population of approximately 50,000, is the largest town in West Fife and is located 13 miles to the north of Edinburgh Airport and 20 miles north of Edinburgh City Centre. Axis Point which is situated close and accessed from the M90 via the A92 provides excellent road access to Central Scotland's motorway network and thence to Edinburgh, Glasgow, Perth, Dundee and Aberdeen. Nearby occupiers include the Amazon Distribution Warehouse, Dobbies Garden Centre, Argos, Holiday Inn Express and ASDA.



Travel Times

M90 access	3 minute drive
Forth Road Bridge	15 minute drive
Edinburgh	40 minute drive
Stirling	40 minutes drive
Glasgow	55 minute drive
Dundee	60 minutes drive
Aberdeen	2 hours & 30 minutes drive

Accommodation

The site offers flexibility for design & build opportunities from 743.2 sq m (8,000 sq ft) to 5,574 sq m (60,000 sq ft).

Planning

In planning terms the site is zoned for business & industry.

Terms

The new units will be available to lease on a full repairing and insuring basis with rent dependent on specification.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, rents and premiums are quoted exclusive of VAT.



Further information

For further information please contact the joint letting agents:

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