

Elgin Industrial Estate



To Let: Industrial/Business Units

Dunfermline | Fife | KY12 7SL



Located within vibrant
industrial estate in Dunfermline

Suitable for a variety of uses

Potential for 100% rates relief

Availability from 1,000 sq ft upwards

Location

Dunfermline has a residential population of 50,500 and is located 7 miles from the new Queensferry Crossing which leads to Edinburgh and the Scottish motorway network which includes the M8 and M9 leading to Glasgow and Stirling. Edinburgh Airport is also located 15 miles south of the estate with the new Queensferry Crossing allowing for quick access in under 25 minutes.

The Estate is situated just off Elgin Street which leads into Dunfermline town centre. Elgin Industrial Estate has become one of the most popular industrial estates in Dunfermline and accommodates many notable tenants such as MGM Timber, Howdens, Euro Car Parts, Müller UK & Ireland Group, City Electrical Factors Ltd and Moffat Electrical Projects.

Elgin Industrial Estate



Description

The premises comprise a development of industrial / business units arranged over a number of terraces which benefit from ample car parking and yard facilities.

The buildings are of steel frame construction with brick walls under pitched clad roofs. The majority of units benefit from vehicle access via a roller shutter door with separate pedestrian access also being provided.

Internally the units benefit from open plan layouts which includes cellular office accommodation, WC facilities, translucent roof panels and a 3 phase electricity supply.





**Units from
1,000 - 10,000 sq ft**



Contact the letting agents for the current availability

Elgin Industrial Estate

Within close proximity to Queensferry Crossing

Vibrant estate with a variety of occupiers

Incentives offered

Availability

Please contact the joint agents for the current availability and quoting terms.

Service Charge

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

EPC

A copy of the energy performance certificates are available on request.

Business Rates

In the usual way the incoming tenant will be responsible for payment of the business rates to the local authority. However it should be highlighted that these units are eligible for 100% Business Rates relief subject to each Tenant meeting the eligibility requirements of the Small Business Bonus Scheme. For further information please contact the Scottish Assessors Association.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for costs associated with the registration of any lease.

VAT

All rents are quoted exclusive of VAT.

Viewing & Further Information

For further information or to arrange a viewing please contact the joint letting agents:

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