

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE PREMISES
AVAILABLE FOR IMMEDIATE OCCUPATION

3,229 - 16,894 SQ FT

UNIT 1C PITREAVIE INDUSTRIAL ESTATE

DUNFERMLINE KY11 8UN

RENT FROM £2.00 PSF

- Conveniently located for access to the M90 / M8 and M9 motorways
- Capable of being sub-divided with accommodation available from c. 3,229 sq ft upwards
- Clear internal eaves height of 3.32m rising to 5m
- Neighbouring occupiers include Screwfix, Tool Station, Laundrypro and Scottish Ambulance Service



PITREAVIE INDUSTRIAL ESTATE

LOCATION

The popular and well-established Pitreavie Industrial Estate is conveniently located just 2 miles south of Dunfermline town centre and is considered to be one of Fife's premier industrial locations. The estate benefits from excellent access to the Scottish Motorway Network with the M90 being accessible approximately 1.5 miles east of the subjects which in-turn connects with the M9, M90 and M8 via the Forth Road Bridge.

Neighbouring occupiers include Screwfix, Tool Station, Laundrypro and Scottish Ambulance Service.



PITREAVIE INDUSTRIAL ESTATE

DESCRIPTION

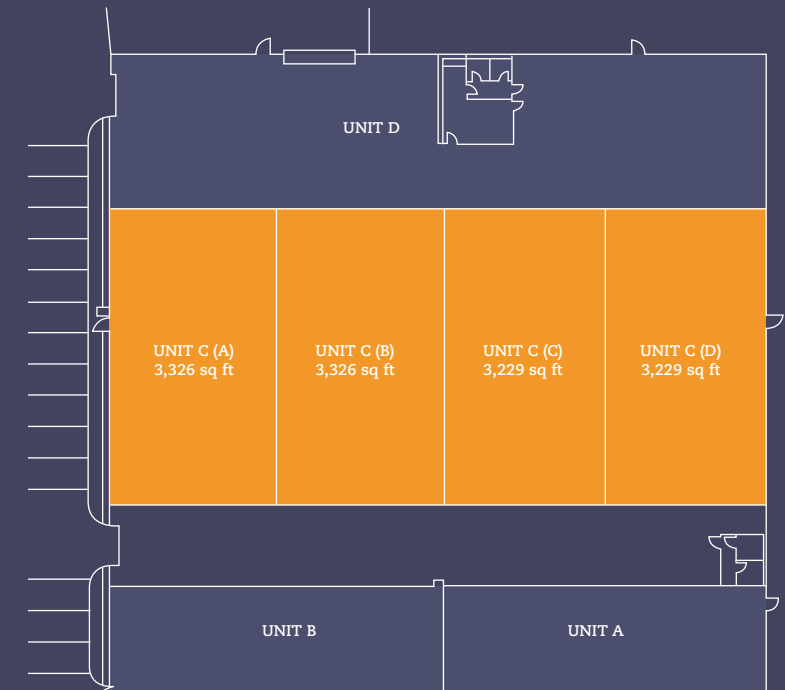
- Steel portal frame mid-terraced industrial unit
- Minimum eaves height is 3.32m rising to 5m at the pitch
- Double pitch roof clad with insulated panels incorporating roof lights
- Recently refurbished disabled and male/female WCs to rear
- Vehicular access via roller shutter door
- Separate pedestrian access door
- Common yard / parking area to the front

ACCOMMODATION

The unit extends to a gross internal floor area of 16,894 sq ft (1,570 sq m), calculated in accordance with the RIGS Code of Measuring Practice (Sixth Edition). As per the below plan, there is potential to provide accommodation from 3,229 sq ft (300 sq m) upwards.



POTENTIAL SUB-DIVISION PLAN



TO LET

REFURBISHED INDUSTRIAL /
WAREHOUSE PREMISES AVAILABLE
FOR IMMEDIATE OCCUPATION

3,229 - 16,894 SQ FT

UNIT 1C PITREAVIE INDUSTRIAL ESTATE

DUNFERMLINE KY11 8UN



ASKING TERMS

The subjects are available on flexible full repairing and insuring terms.

EPC

Available upon request.

VAT

The rent is subject to VAT.

RATEABLE VALUE

The property is entered in the current Valuation Roll with a Rateable Value of £50,250.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents:



LEWIS PENTLAND

0131 240 7523

lewis.pentland@colliers.com

LUCY SUTHERLAND

0131 240 7539

lucy.sutherland@colliers.com

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2018.