

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](http://KnightFrank.co.uk/edinburgh)

0131 315 0029

[www.burnsandshaw.co.uk](http://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:

Simon Capaldi  
0131 222 9621  
simon.capaldi@knightfrank.com



Niall Burns  
0131 315 0029  
Niall@burnsandshaw.co.uk



## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Date of aerial photographs - August 2015
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.