

DM HALL

TO LET

**TRADE COUNTER/
INDUSTRIAL
PREMISES**

Unit R, Pitreavie
Crescent, Pitreavie
Business Park,
Dunfermline,
KY11 8PU



504.1 SQ M
5426 SQ FT

Property Details

- Trade counter/industrial premises with mezzanine storage
- Dedicated yard space and surfaced parking area
- Prominent corner position in prime trading location
- Newly refurbished
- Rental offers in the region of £30,000 per annum invited

LOCATION:

Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The property is located within Fife's premier industrial location, Pitreavie Industrial Estate, located to the South of Dunfermline city centre and approximately 4 miles north of the Queensferry Crossing and Forth Bridges. The trading estate benefits from excellent transport links with the M90 motorway located immediately to the south.

The subjects occupy a prominent corner position at the junction of Pitreavie Crescent and the primary Pitreavie Way. They benefit from excellent main road visibility on all aspects. The surrounding area provides a mix of both local and national operators including Keepsafe Storage Containers, Beatsons Building Supplies and D & G Autocare.

DESCRIPTION:

The subjects comprise a detached single storey industrial workshop which is of steel frame construction, clad in profile metal sheeting. It is contained under a pitched roof also clad in profile metal sheeting. It benefits from an eaves height of approx. 4.1 m. Externally there is surfaced carparking to the front of the building with a service yard to the northern end.

Access is by means of a trade counter style frontage which has glazed



Property Details

pedestrian entrance doors and windows. Vehicular access is taken from the car parking area via an up and over vehicle entrance door.

The property provides an open plan workshop with staff office and welfare facilities partitioned off. It benefits from a mezzanine storage area which is of metal frame and accessed by an open riser metal staircase from the main warehouse area.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition:

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Trade Counter/Warehouse	344.74	3710
Mezzanine	Storage	159.36	1715
TOTAL		504.1	5426

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £20,700 per annum.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers in the region of £30,000 per annum exclusive are invited

LEGAL COSTS:

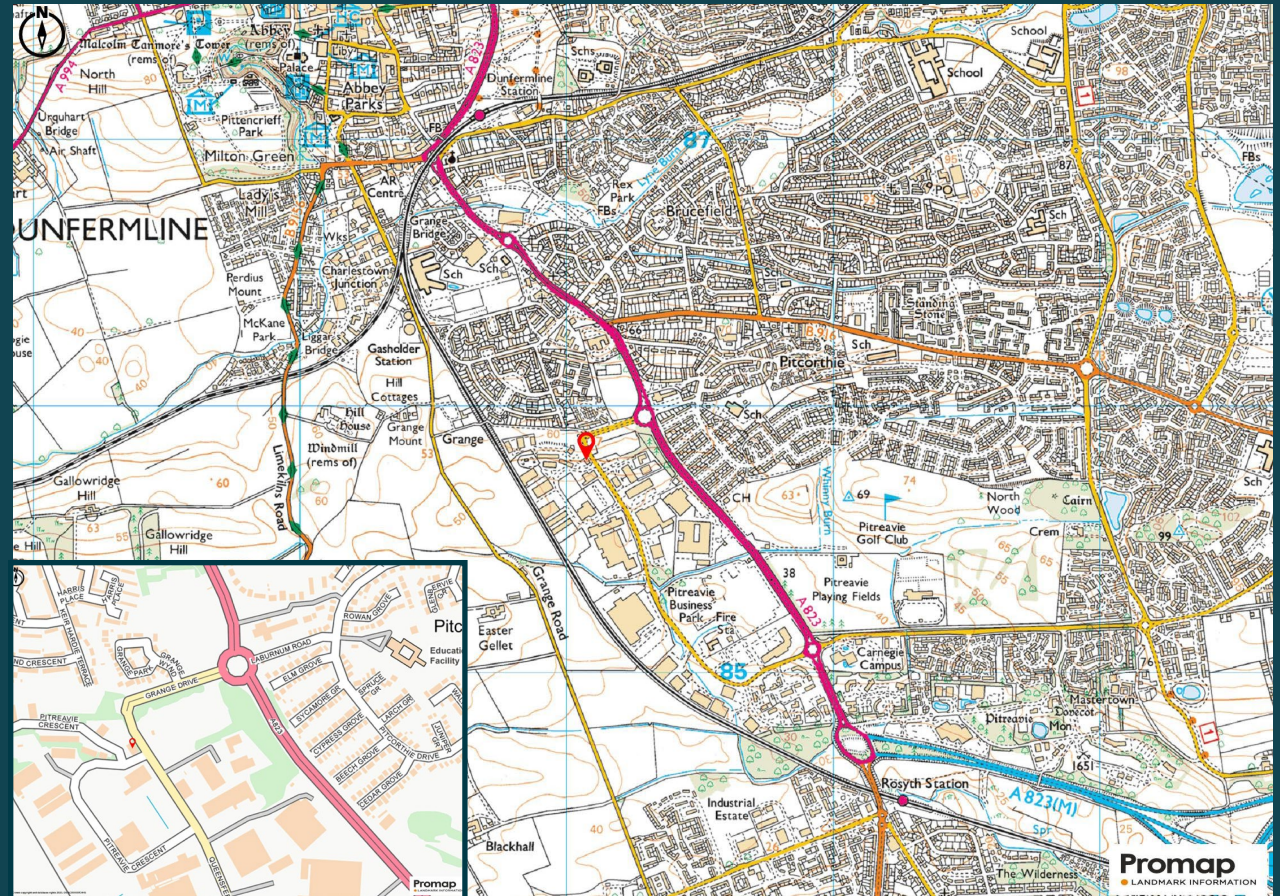
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Leigh Porteous

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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