

DM HALL

To Let

MODERN OFFICE PAVILION

Pitreavie Drive,
Dunfermline,
KY11 8UH



391.6 SQ M
4,315 SQ FT

Property Details

- Unique, architect designed, high quality modern office building
- Prime Business Park location
- Excellent access to M90 motorway, Scotland's 4 major cities and the UK
- 5 minutes' walk from Rosyth Train Station
- 15 minutes' drive time to Edinburgh Airport
- Private dedicated parking
- Rental offers over £46,500 per annum (exclusive of VAT)
- Set within mature landscape grounds with an attractive outlook.
- Opportunity to extend, if required.
- East, south and westerly aspect benefitting from sunlight throughout the day.

LOCATION:

The subjects are situated within the established and popular estate of Pitreavie Business Park towards the southern extent of the estate. Other compatible businesses in the immediate area comprise office, education, light industrial, leisure and retail facilities.

Located on the southern fringe of the expanding City of Dunfermline, the Business Park benefits from excellent road, rail and air communication links which are accessed via the M90 and Rosyth Rail Station, both of which are immediately to the east and accessible by car and foot in 5 minutes.

Dunfermline is one of Fife's principal centres of commerce, with an expanding population which exceeds 57,500 and a catchment area estimated to be in the region of 150,000. New housing and transport links immediately to the west in association with further development around the city, are set to see Dunfermline's population rise to 70,000 by 2036.

The approximate location of the subjects is shown on the appended plan.





Property Details

DESCRIPTION:

The property comprises a modern detached office pavilion of single storey design and insulated timber frame construction with facing brick infill walls and extensive glazing. It is surmounted by an insulated, dual pitch, profiled metal sheet roof with central skylight over the area of open plan office.

Internally the accommodation is extremely flexible and is part open plan and part cellular, which can easily be altered to reinstate to full open plan layout if desired. The accommodation is provided over a raised timber floor which facilitates easy installation of cabling and services and benefits from gas central heating and high levels of natural daylight and ventilation which assist in reducing energy costs.

17 private lined car parking spaces are included.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Offices/kitchen, storage, wc's	391.6	4,315

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 have several entries which have a total Rateable Value of £39,800.

LEASE TERMS:

The property is available on a new full repairing and insuring lease at an asking rent of offers over £46,500 per annum.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agent

Paul Carr / Lois Paterson at DM Hall.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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Lois Paterson

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DM Hall Agency Department

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01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

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