

# DM HALL

## To Let

### Industrial

2A Pitreavie  
Crescent  
Dunfermline  
KY11 8PU



287.39 SQ M  
3,093 SQ FT

# Property Details

- Good quality industrial/workshop/warehouse premises
- Excellent transport links to M90/M8/M9 Motorway Network
- Established industrial estate
- Ready for immediate occupation
- On-site parking available
- Rental offers of £24,000 + VAT p.a
- Gross Internal Area 287.39 SQ M (3,093 SQ FT)

## LOCATION:

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.

More specifically the property is located and accessed directly off Pitreavie Way. Nearby occupiers include D&G Autocare & Gym 64. The unit shares a main door entrance, kitchen and WC facilities with Sims Automatic.

The location of the property is shown on the undernoted plan.





# Property Details

## DESCRIPTION:

The property comprises part of an industrial unit of steel framed construction benefiting from the following specification:

- 1 x roller shutter loading door measuring approximately 3.65m wide x 2.7m high
- Minimum eaves height of 2.43m rising to 3.57m at apex
- 3 Phase power supply
- Shared WC and tea preparation area
- Shared reception
- On-site parking available

## ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Industrial	287.39	3,093

## 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 £15,500 per annum.

## RENTAL:

Rental offers of £24,000 + VAT 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.

## LEGAL COSTS:

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

## VAT:

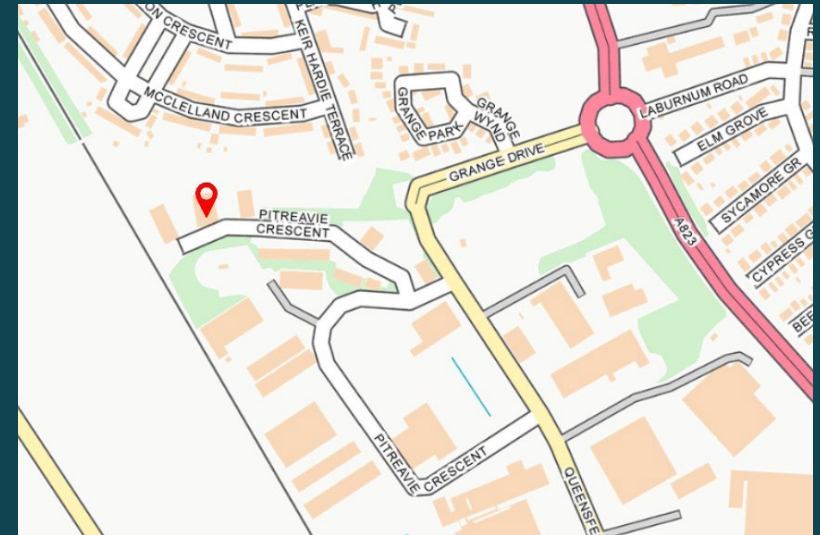
All prices quoted are exclusive of VAT which may be charged.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents 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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01383 604 100 (Agency Department)

**DM HALL**



Regulated by  
**RICS**

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.