



SMART & CO.
surveyors & property consultants



FOR LEASE

1D PITREAVIE WAY, DUNFERMLINE, KY11 8UN

 636 m² (6,849 ft²)



Warehouse Unit
May suit other uses



**Available
Immediately**



**1 x dock
level door**



**1 x surface
level door**



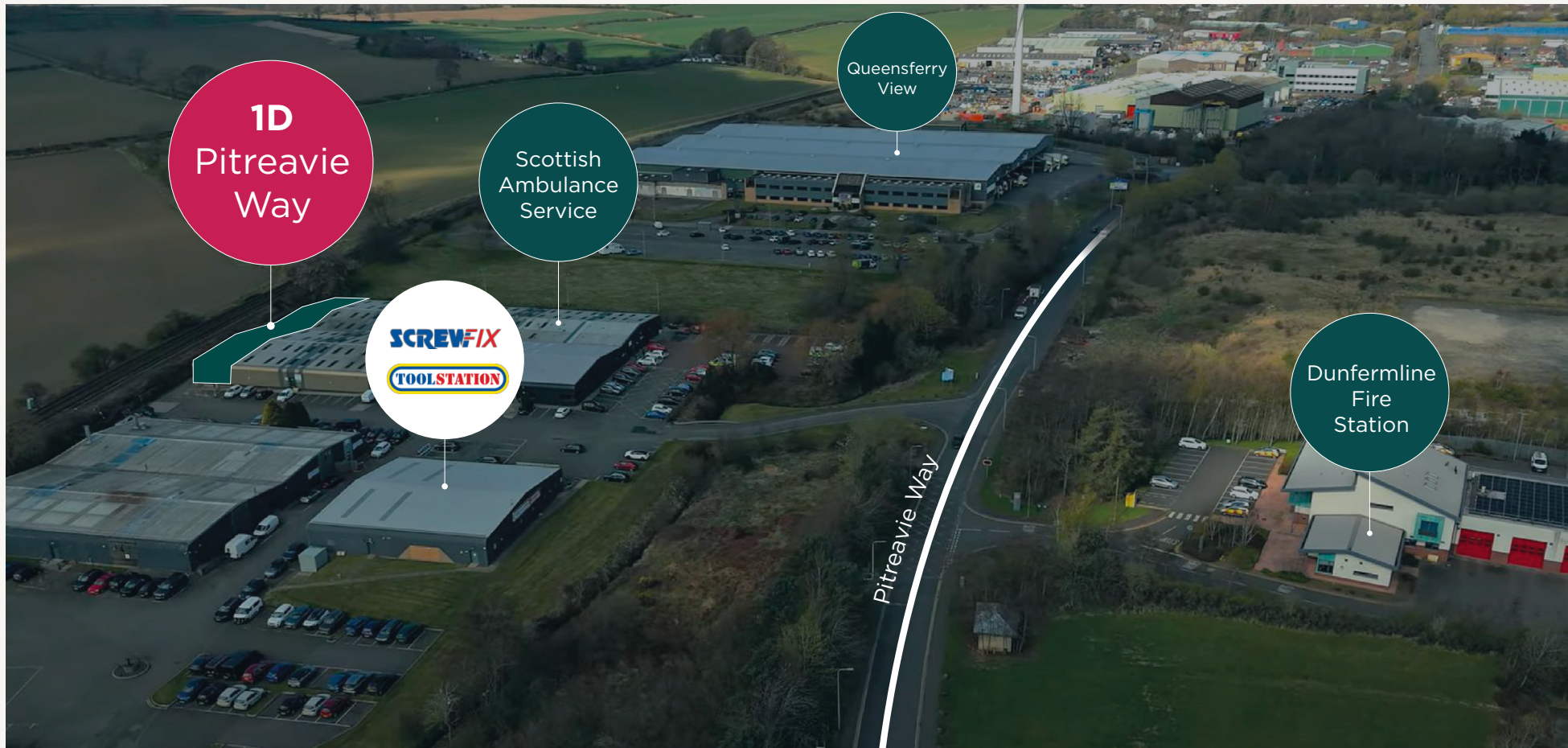
**Annual rent
£34,000**



**Office/welfare
facilities**

LOCATION

Pitreavie Business Park, Dunfermline is Fife's principle business/industrial estate and is located only a short distance from the M90 motorway. The Forth Road Bridge & Edinburgh are easily reached to the south (4miles and 15miles respectively). Excellent distributor road access is afforded to the site via Pitreavie Way from the main dual carriage way Queensferry Road which, in turn links onto the M90. Nearby occupiers include, Screwfix, Scottish Ambulance, Toolstation, Dingbro, Booker, Travis Perkins, Beatsons.





Dunfermline

M90

Belleknowes
Industrial
Estate

Pitreavie Business Park

Elgin Industrial Estate

Donibristle
Industrial
Estate

1D
Pitreavie
Business
Park

M90

M9

M9

M90

Edinburgh Airport



M8

Newbridge

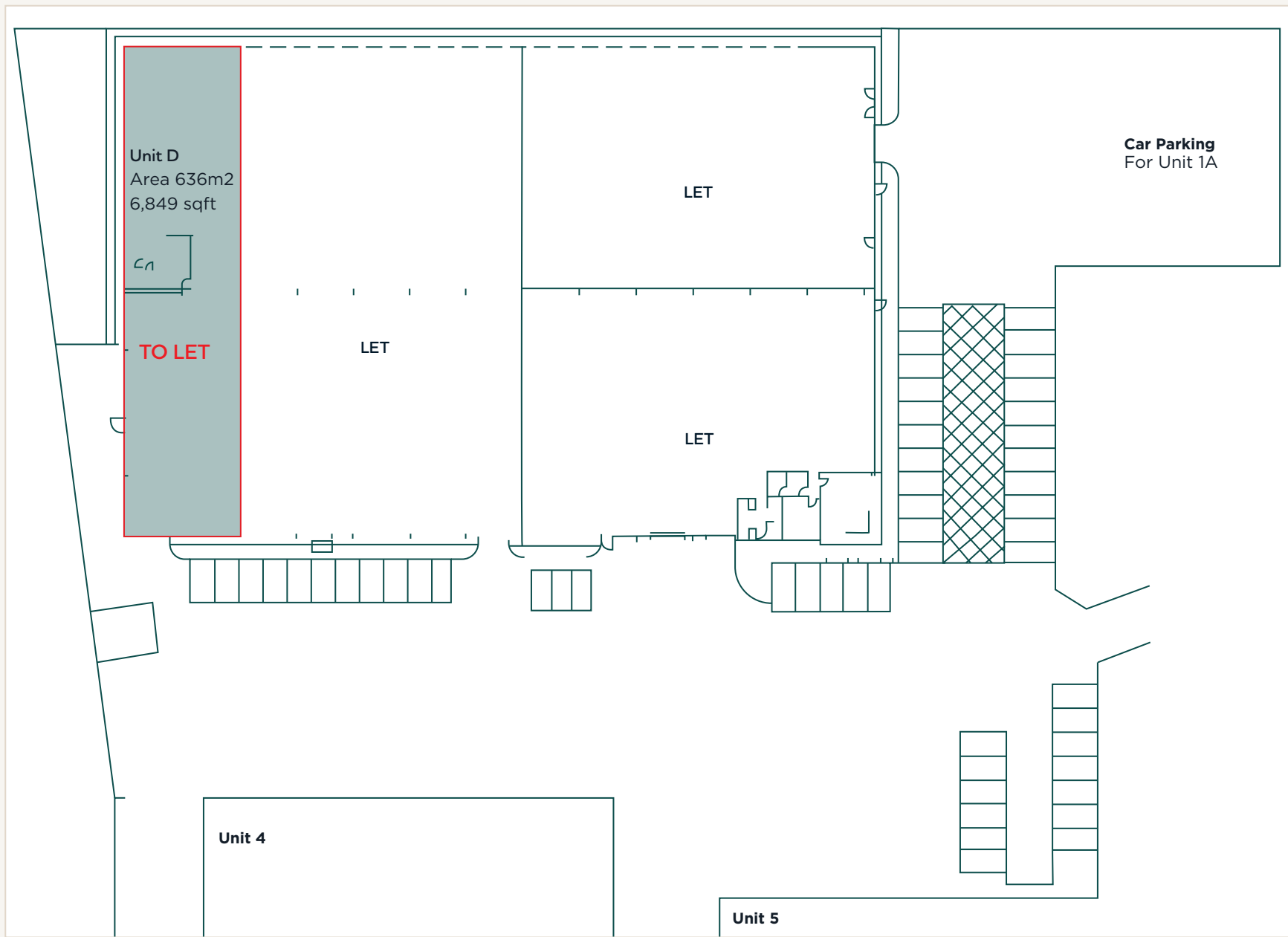
A720

Edinburgh

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FLOOR PLAN



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DESCRIPTION

Unit 1D is constructed with a steel portal frame and concrete floor, finished with profiled metal cladding. Vehicular access is provided via two roller shutter doors (one at surface level and one at dock level) with a separate pedestrian entrance. The unit benefits from a 3-phase power supply.

Internally, the property provides warehouse/workshop accommodation with welfare facilities, and office space. The unit also benefits from roof light panels providing natural lighting throughout.

PERMITTED USE/PLANNING

Our client is willing to consider all potential uses on their merits. Parties should satisfy themselves with regard to planning for their intended use.

LEASE TERMS

The property is available for lease for a duration and on terms to be agreed. The quoting rent is from £34,000 per annum depending on lease length and terms.



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DUNFERMLINE, KY11 8UN**

Viewings/more information

All enquiries to the letting agents:

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Rhys Davies

07809 231 455

rhys.davies@jll.com

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07850 517 323

doug@smartandco.co.uk

jll.co.uk/property

BUSINESS RATES (REF: 316144896)

The property has a Rateable Value of £39,200.

LEGAL COSTS

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

SATNAV

Postcode is KY11 8UN What 3Words: [///energetic.loves.retail](#)

VAT

The premises are elected for VAT, which will be charged on the rent and service charge.

EPC

Upon request



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