

RENT FROM  
£4.50/ft<sup>2</sup>



1C Pitreavie Way, Dunfermline, KY11 8UN | To Let |  
Warehouse / Workshop – May Suit Other Uses

1,571 m<sup>2</sup>  
(16,910 ft<sup>2</sup>)



JLL

SMART & CO.  
surveyors & property consultants







1C Pitreavie Way

Queensferry View

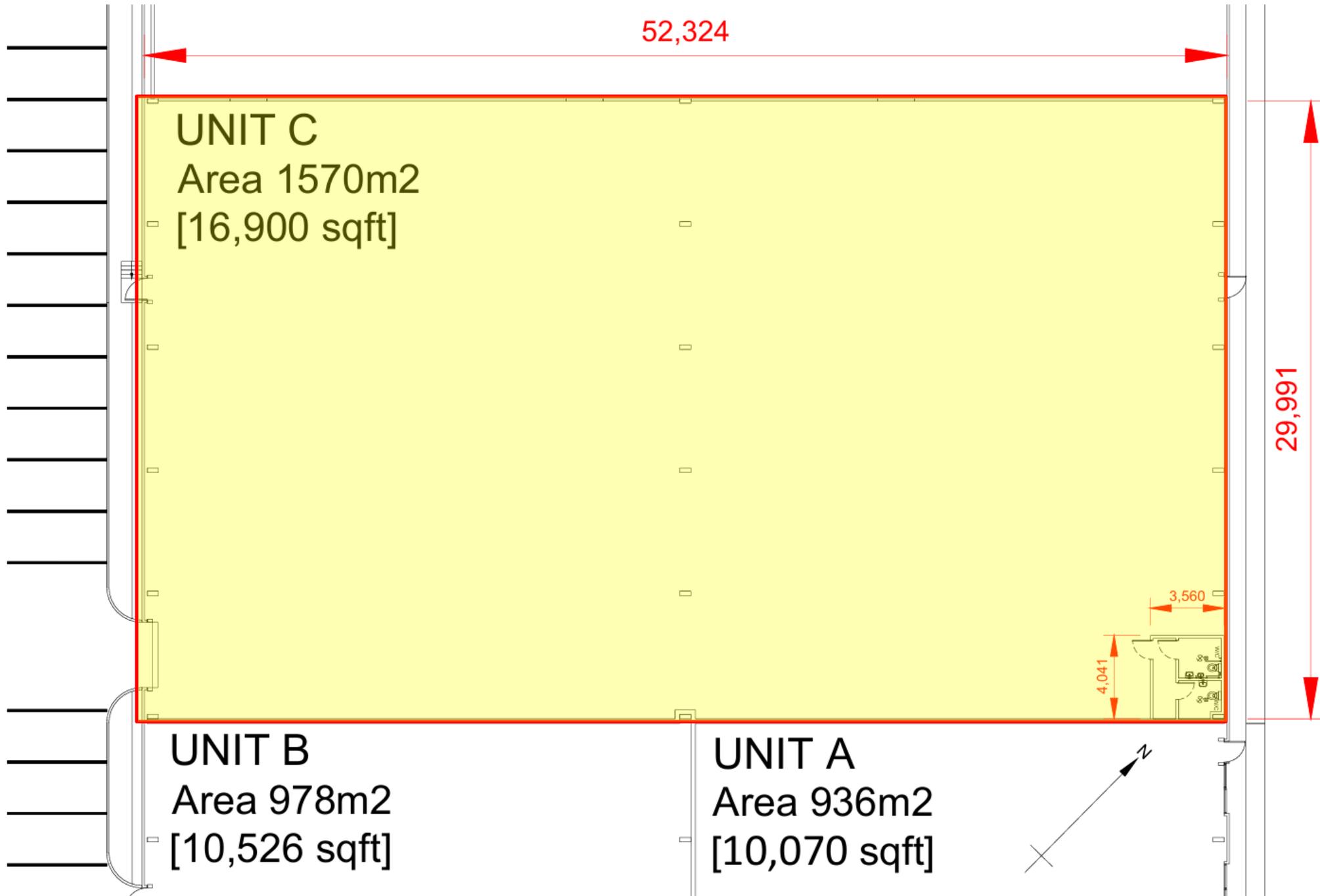
Scottish Ambulance Service

SCREWFIX

TOOLSTATION

PITREAVIE WAY

Dunfermline  
Fire Station



52,324

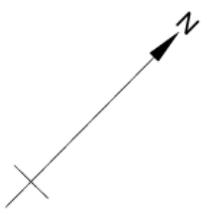
**UNIT C**  
Area 1570m<sup>2</sup>  
[16,900 sqft]

**UNIT B**  
Area 978m<sup>2</sup>  
[10,526 sqft]

**UNIT A**  
Area 936m<sup>2</sup>  
[10,070 sqft]

29,991

4,041  
3,560



## Situation

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 (4 miles and 15 miles respectively). Excellent distributor road access is afforded to the site via Pitreavie Way from the main dual carriageway Queensferry Road which, in turn links onto the M90. Nearby occupiers include, Screwfix, Scottish Ambulance, Toolstation, Dingbro, Booker, Travis Perkins, Beatsons.

## Description

Unit 1C forms part of a larger, detached industrial unit of steel portal frame clad externally with profile metal sheets. Vehicular access to the unit is by way of a roller door for loading etc. The unit is served with 3-phase power and has a gas supply. Internally, the premises benefit from a partial office fitout, WC's and a teaprep area.

## 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 £4.50 / ft<sup>2</sup> depending on lease length and terms.

## Business Rates (REF: 316144900)

The property has a Rateable Value of £53,000 (2026 Proposed RV £58,750).

## 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 3 Words: ///energetic.loves.retail

## VAT

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

## Viewings / More Information

All enquiries to the letting agents:

Doug Smart 07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

Graeme Duncan 07954 815 365

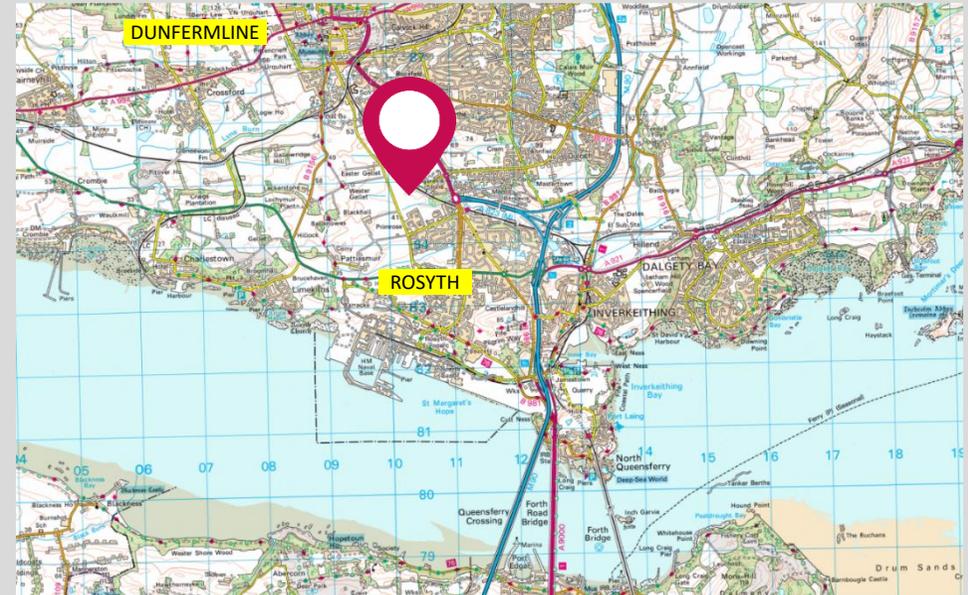
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## SUMMARY

Opportunity : To Lease Warehouse / Workshop (May Suit Other Uses).

Availability : Immediately

Rent : £4.50 / ft<sup>2</sup>

Size : 16,910 ft<sup>2</sup>

EPC : Upon Request

Rateable Value : £58,750

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Joint Agents

01738 318 100 | [smartandco.co.uk](http://smartandco.co.uk) |

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