



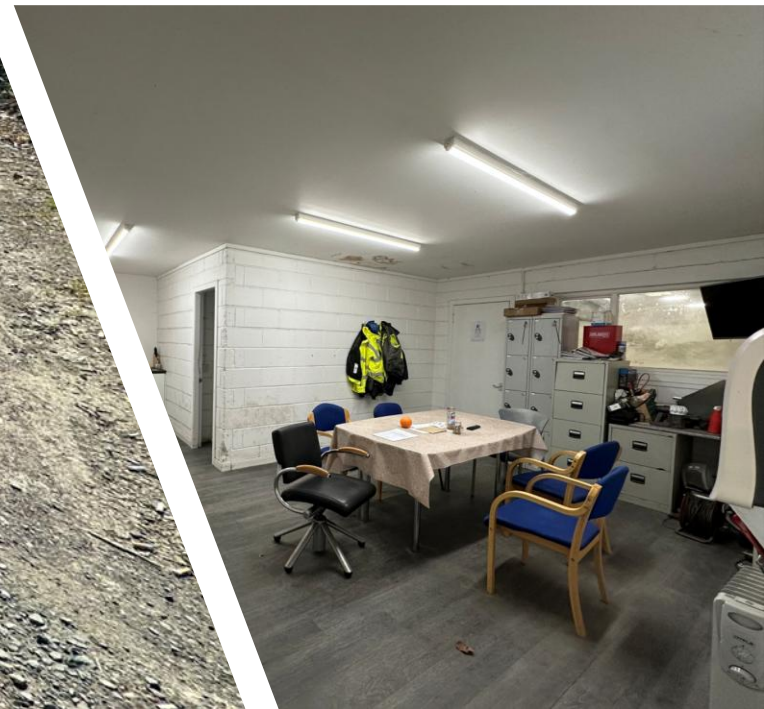
1D Pitreavie Way, Dunfermline, KY11 8UN
Warehouse / Workshop – May Suit Other Uses

To Let

636 m²
(6,849 ft²)

SMART&CO.
surveyors & property consultants





1D Pitreavie Way

Queensferry View

Scottish Ambulance Service

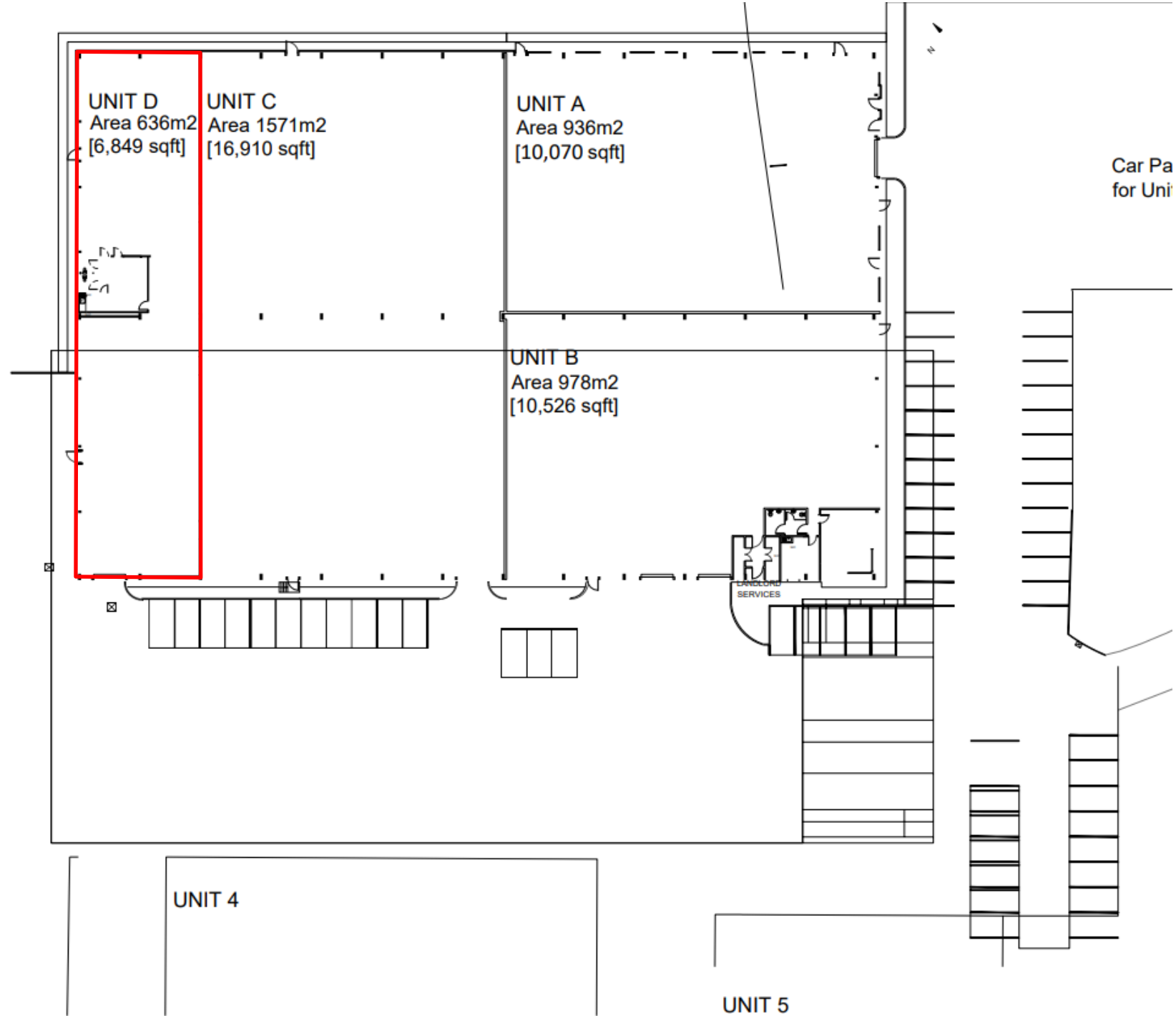
SCREWFIX

TOOLSTATION

PITREAVIE WAY

Dunfermline
Fire Station





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 1D 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 2 roller doors for loading etc. The unit is served with 3-phase power and has a gas supply. Internally, the premises benefit from an office, 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 £34,000 per annum depending on lease length and terms.

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 3 Words: ///energetic.loves.retail

VAT

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

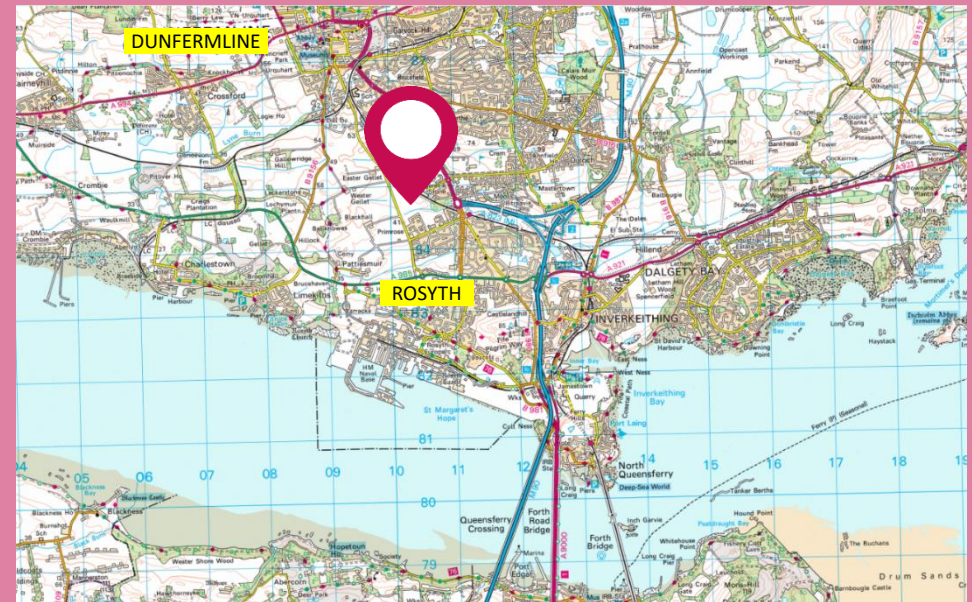
Viewings / More Information

All enquiries to the letting agent:

Doug Smart

07850 517 323

doug@smartandco.co.uk



SUMMARY

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

Availability : Immediately

Rent : £34,000 pa

Size : 6,849 ft²

EPC : Upon Request

Rateable Value : TBA

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Sole Agents

01738 318 100 | smartandco.co.uk |

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

SMART&CO.
surveyors & property consultants