



To Let

Unit 1D, Pitreavie Business Park offers warehouse/workshop space with office/welfare facilities.

- Quoting annual rent: £34,000 excl. VAT
- Available immediately
- Office/ welfare facilities
- 2 x roller shutter door (1 x dock level, 1 x surface level)
- 3 phase power

**1D Pitreavie Business Park,
Pitreavie Way**

Dunfermline, KY11 8UN

6,849 sq ft

636.29 sq m

Reference: #332731

1D Pitreavie Business Park, Pitreavie Way

Dunfermline, KY11 8UN



Summary

Available Size	6,849 sq ft / 636.29 sq m
Rent	£34,000 per annum
Rates Payable	£2.97 per sq ft
EPC	Upon enquiry

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.

Location

Pitreavie Business Park, Dunfermline is Fife's leading business and industrial estate, located within easy reach of the M90 motorway. The Forth Road Bridge and Edinburgh are easily accessible to the south (4 miles and 15 miles respectively).

Excellent distributor road access is provided via Pitreavie Way from the main dual carriageway, Queensferry Road, which connects directly to the M90.

Nearby occupiers include Toolstation, Screwfix, Scottish Ambulance Service, Dingbro, Booker, Travis Perkins, and Beatsons.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1D	6,849	636.29	Available
Total	6,849	636.29	

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