

On behalf of  
Dunnottar Estates Ltd

# QUALITY INDUSTRIAL UNIT WITH OFFICES

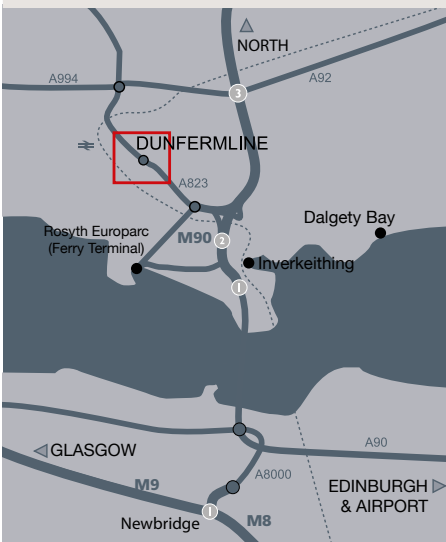
Cowie House | 6 Pitreavie Business Park | Pitreavie Way | Dunfermline | Fife | KY11 8UN

**Factory/Warehouse** 1,067 s qm (11,485 sq ft)

**Ground Floor Office** 204 s qm (2,199 sq ft)

**First Floor Office** 212 s qm (2,282 sq ft)





## LOCATION

Pitreavie Business Park is one of the largest and certainly the best located industrial estates in the Bridgehead area of Fife. The estate is situated on the south side of Dunfermline and has a direct dual carriageway link to the M90 (Edinburgh-Perth). Dunfermline town centre and the Forth Road Bridge are both within 10 minutes' drive and more distant travel times are approximately as follows:

Edinburgh City Centre	25 minutes
Glasgow	45 minutes
Glenrothes/Kirkcaldy	20 minutes
Perth	30 minutes
Aberdeen	2 hours

This property is situated on the south-west side of the estate where nearby occupiers include Greenfold Systems Ltd, L&I Eaton, Palmer & Harvey, Adamsons Drinks, Lloyds Bank and FMC Technologies.

## DESCRIPTION

This property has been extensively refurbished by Dunnottar Estates and now provides one of the best finished industrial units we currently have available.

This property is essentially of steel frame construction with insulated wall and roof tiling. The roof is inset with translucent panels which provide a good level of natural light internally, supplemented by the side windows. The reinforced concrete floor has been freshly painted and generally speaking this accommodation is suitable for manufacturing

or storage and distribution purposes. The vehicle access door is in the north elevation and away from the office accommodation with the main staff and visitor access point.

The two storey office accommodation is generally decorated and fitted to a very good standard. There is also an attractive entrance and reception area. The specification includes PIR lighting, new carpets and electric heating.

There is more than ample car parking spaces for this property and also plenty of room for HGV circulation.

Please see our website for more photographs showing the quality of finish within this property.

## ACCOMMODATION

We estimate the gross internal area of the accommodation to be as follows:

Factory/Warehouse	1,067 sq m	11,485 sq ft
Ground Floor Office	204 sq m	2,199 sq ft
First Floor Office	212 sq m	2,282 sq ft
Total	1,483 sq m	15,966 sq ft

## RATEABLE VALUE

This property has been provisionally assessed as follows:  
RV: £78,000.

The current rate poundage applicable to this property is 49.3p which means the rates payable is £38,454

## SERVICE CHARGE

There is a service charge to cover the common maintenance and management of the estate. Further details on request.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING AND FURTHER INFORMATION

By contacting

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