

TO LET

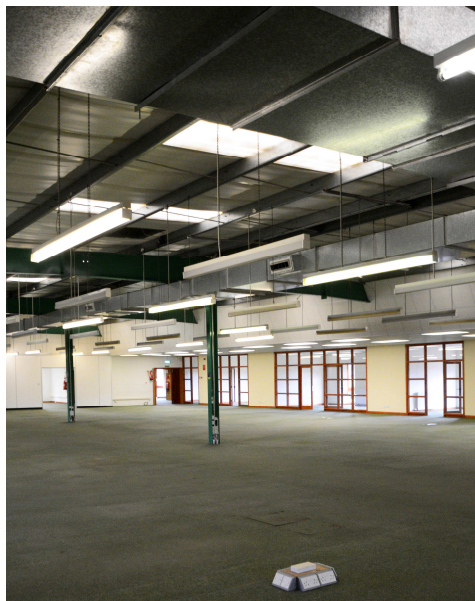
25 Dickson Street, Elgin Industrial Estate,
Dunfermline, KY12 7SL

13,203 sq.ft. (1,227 sq.m)



Detached modern industrial and office premises in attractive landscaped site

- Established location close to the city centre and with excellent road connections
- Surrounding occupiers include Howden's Joinery, MGM Timber, Hermes Couriers, Unipart and Muller UK
- High speed leased line fibre optic connections
- 31 car parking spaces
- Secure yard



Location

The premises are located on the right hand side of Dickson Street within Elgin Industrial Estate, to the south west of Dunfermline city centre. Dickson Street is accessed from the north via Elgin Street and from the south via Grange Road, with easy and quick onwards connections to the A823 to the east, linking to Junction 2 of the M90 to the south east, and also connecting to the A907/A994 to the north.

Description

Comprises a modern steel portal frame constructed warehouse with insulated profile metal cladding and roof, and L shaped single storey brick clad offices to the front. Set in an attractive landscaped plot with 31 car parking spaces and a secure yard to the left hand side. There is a single roller shutter vehicle access door leading to a secure loading area, with two separate pedestrian access points at either end of the offices.

Internally the L shaped offices have been partitioned to create a number of meeting rooms, and private offices with good natural daylight and WC's. There is a large open plan "workshop" area where the concrete floors are currently carpeted and a number of power points have been installed. The eaves height is 5m. The building benefits from high speed leased line fibre optics, gas fired central heating, partial double glazing and a mix of fluorescent lighting throughout. There is a staff canteen, locker room and additional WC's on the left hand side of the workshop area.

The building may be suitable for a variety of occupiers perhaps including call centres, data centres, trade or quasi industrial uses subject to any necessary planning consent.

Services

The premises have 3 phase power, mains gas and water with drainage going to the public sewer.

Planning/Use

We understand that the premises have consent for such other use falling within Classes 4, 5 and/or 6 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997). The property may be suitable for other uses such as data centres subject to any necessary planning consent. Interested parties can make enquiries with www.fife.org.uk by viewing the Planning & Building portal. Parties can also review details of Invest in Fife and how they can assist businesses in the area at <http://www.investinfife.co.uk/>

Accommodation

The premises have been measured on a Gross Internal Area basis as follows:

| Description | sq m | sq ft |
|--------------------------|--------------|---------------|
| Offices incl reception | 133 | 1,431 |
| Staff entrance area | 6.5 | 70 |
| Loading bay | 63 | 682 |
| Changing room | 69 | 741 |
| Open plan canteen | 76 | 813 |
| Training office | 45 | 484 |
| Main open plan work area | 835 | 8,982 |
| Total | 1,227 | 13,203 |

Rateable Value

The premises are listed as a warehouse on the Scottish Assessors website with a RV of £67,250 and estimated rates payable of £34,298 per annum exc from the 1st April 2017.

Quoting Terms

The premises are available to lease on full repairing and insuring terms for a length of lease to be agreed. The annual rent is £70,000.

VAT

It is understood that the premises are not currently elected for VAT.

Legal Costs

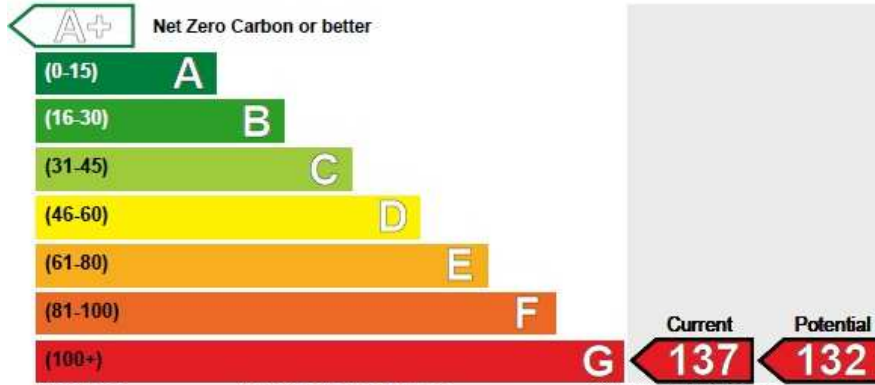
Each party shall be responsible for their own legal costs incurred with this transaction, however, in the normal manner, the tenant will be liable for any LBTT or Registration Dues.

Date of assessment: 04 June 2015
Date of certificate: 24 June 2015
Total conditioned area: 1320.65m²
Primary energy indicator: 759 kWh/m²/yr

Reference Number: 1190-0560-0030-4201-1503
Building type: Office/Workshop
Assessment Software: EPCgen, v4.1.e.5
Transaction Type: Property to let

Building Energy Performance Rating

Excellent



Very Poor Approximate Energy Use: 365 kWh per m² per year
 Approximate Carbon Dioxide Emissions: 137.11 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: **20 B**

Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
 2. Some windows have high U-values - consider installing secondary glazing.
 3. Add weather compensation controls to heating system.
 4. Add local time control to heating system.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

The Green Deal may allow you to make your

THIS PAGE IS THE ENERGY PERFORMANCE

MASON HOUSE



Viewing & Further Information

Available from the joint sole agents
 JLL and Shepherd Surveyors.

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