

TO LET OR FOR SALE

MAJOR DISTRIBUTION OR MANUFACTURING FACILITY

PITREAVIE WAY, DUNFERMLINE, FIFE KY11 8PU



Location	5 minutes from the Queensferry Crossing
Size	18,322 sqm (197,214 sqft)
Uses	Suitable for industrial or distribution use
Site Area	5.4 Ha (13.5 acres)
RV	£559,000

LOCATION

Pitreavie Business Park is one of the best located industrial estates in East Central Scotland and is situated just off the M90 motorway and within 5 minutes' drive of the new Queensferry Crossing.

The property is situated on the west side of Pitreavie Way and other occupiers in the immediate vicinity include FMC Technologies, Fife Group, Lloyds Bank, Beatsons Building Supplies, Scottish Ambulance Service, Tool Station, Dingbro, Optos plc and Sky. The Port of Rosyth is also within 5 minutes' drive and is home to such companies as Babcock International Group plc, Oceaneering International, Parsons Peebles and Forth Ports.

DESCRIPTION

A substantial storage and distribution premises with adjoining two storey office accommodation and staff facilities including canteen, kitchen and two squash courts.

Within the main building there is a clear eaves height of 7.8m with dock levellers to the rear and ground level HGV access on the west side under a large canopy.

The entire site is fenced and there is extensive car parking on the south side of the office accommodation and concrete hard-standing for HGV circulation surrounding the main part of the building. There is also an HGV wash building (external) and within the building are chills and freezers.

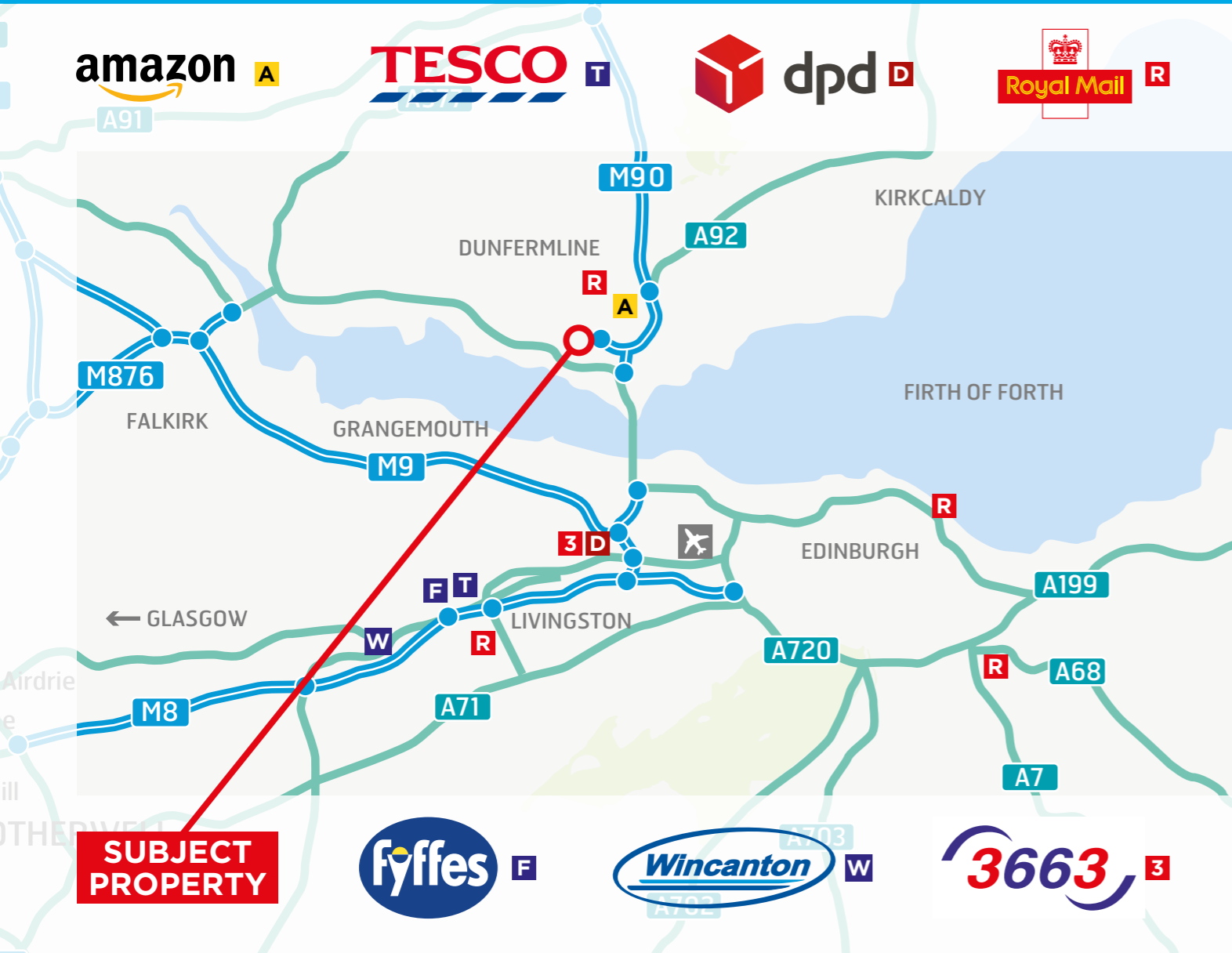
ACCOMMODATION

We estimate the gross internal area to be as follows:

Gross Internal Area	18,322 sqm	197,214 sqft
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The above includes ground and first floor office accommodation which totals 35,274 sqft.

The above area also includes the loading bay which we have calculated to be 16,300 sqft.



Drive times are approximately as follows:

Queensferry Crossing	5 minutes
Dunfermline	10 minutes

Edinburgh Airport	20 minutes
Glasgow	45 minutes
Aberdeen	2 hours

TERMS

This property is available to purchase or lease and further details are available by contacting the contacts noted below within Ryden and JLL.

This property is VAT registered so VAT will be payable on all costs associated with the property.

RATEABLE VALUE

We have been informed that the Rateable Value is
RV: £559,000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate will be available on request.

USES

This property is suitable for storage and distribution or manufacturing.



FURTHER INFORMATION & VIEWINGS

Viewings of the property are available on an accompanied basis.

For further information please contact:

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