

Industrial & Office Accommodation Extending to 3,984 Sq Ft

Prime Business Location Within Elgin Industrial Estate, Dunfermline

Located 10 minutes from the A92 and M90 Motorway

Generous secure on site parking

Secure Yard

Quoting Rent: £32,500 per annum (VAT Exempt)

Available for Occupation in April 2022.





(Tenants current fit out which will be removed prior to a new lease commencing)

LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Queensferry Crossing & Rail Bridges, and adjacent to the M90 Motorway.

The subjects are situated within Elgin Industrial Estate which has established itself as one of the most popular industrial locations in Dunfermline with easy access to the motorway network and its proximity to the local workforce.

DESCRIPTION

The subjects comprise a mixed office and industrial building which benefits from a secure yard and private off-street parking. The industrial part of the building extends to 1,732 Sq Ft and offers open plan industrial accommodation with W/C and storage facilities. The office accommodation extends to 2,250 Sq Ft

and benefits from male and female toilets, a kitchen/tea prep area and a reception foyer.

ACCOMMODATION

According to measurements taken on site, we estimate the subjects extend to the following gross internal area:

AREAS / FLOOR ETC	SQ M	SQ FT
Total	370	3,984

RATEABLE VALUES

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £22,800. The current rate poundage is 0.498/£1.00 (April 2020/2021).

QUOTING RENT

£32,500 per annum.

LEASE TERMS

A new full repairing and insuring lease is available for negotiable duration.



PRICE

Offers are invited for the benefit of our clients heritable (freehold) interest.

EPC

The Energy Performance Certificates (EPC) are available on request.

SUMMARY

A quasi industrial/distribution/office benefiting from secure parking and dedicated yard.

The property is also scheduled to undergo a significant refurbishment and will be ready for occupation in April 2022.

VAT

VAT Exempt.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction if applicable.

To arrange a viewing please contact:



Ross Wilson

Ross.wilson@g-s.co.uk
07803 896 939



Murdo McAndrew

murdo.mcandrew@g-s.co.uk
07799 159665

IMPORTANT NOTICE

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6. Date of Publication: November 2021