



BLUE CENTRAL BUSINESS PARK DUNFERMLINE | OFFERS OVER £750,000
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THE PROFESSIONAL ESTATE AGENTS



BLUE CENTRAL BUSINESS PARK

DUNFERMLINE

£750,000

Fantastic commercial opportunity located in the heart of the popular Pitreavie area of Dunfermline. Situated within the Blue Central Business Park, this modern office building spans an impressive 5,842 sq ft over ground and first floors, offering ample space for various business needs.

Upon entering, you are greeted by a central reception area that sets a professional and welcoming tone for visitors and clients. The property boasts Ground & 1st Floor Modern Office Suites with a contemporary design that is both functional and aesthetically pleasing, making it an ideal investment opportunity for those looking to expand their business or portfolio.

One of the standout features of this property is the ample car parking available on-site, ensuring convenience for both employees and visitors. This is a rare find in commercial properties and adds significant value to the overall appeal of the premises.

Whether you are looking to establish a new office space or grow your existing business, this property offers a prime location and modern amenities that are sure to impress. Don't miss out on the chance to own this exceptional commercial space in Dunfermline's thriving business district.

DESCRIPTION

AMAZING RESULTS!™ Commercial are delighted to offer to the market an exciting and rarely available investment opportunity in the popular Pitreavie area of Dunfermline that includes a modern detached 2 storey office building with suites from 112sq m - 543 sq m (1,203 sq ft - 5,841 sq ft).

A prime site and the perfect location suitable for a blend of businesses of likely interest to wide range of investors, business owners and those seeking a stunning new HQ. The principle building at Unit 1, Blue Central Business Park is a modern 2 storey office building providing first-class open-plan office accommodation with the Ground Floor Right Suite approx 112 sq m (1,303 sq ft) and Left Suite approx 159 sq m (1,715 sq ft). The First Floor comprises Right Suite 112 sq m (1,203 sq ft) and Left Suite 160 sq m (2,924 sq ft).

Not your average business location or investment opportunity. Cannot fail to impress! For further information and appointment to view, please call Colin Jenkins today. Phone Before It's Sold! 01383 699000.

LOCATION

The subjects occupy a superb location in Pitreavie Business Park situated on the south side of Scotland's historic capital, a bustling city with a population of approximately 60,000 offering good road and rail networks making it one of the most accessible in central Scotland. Pitreavie Business Park is an established commercial hub situated immediately to the west of the M90 motorway approximately 20 miles north of Edinburgh city centre and approximately 2 miles south east of Dunfermline town centre. Established businesses within the immediate vicinity include Optos, Taylor Wimpey, Dunfermline Building Society, BSKyB, Nationwide and Lloyds Banking Group.

With recent developments in the area seeing Dunfermline benefitting from unprecedented levels of regeneration and investment, Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities including the principal bus station on Queen Anne's Street and educational establishments associated with a modern City. Rosyth train station is within a short walk and Dunfermline mainline railway offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

KEY FEATURES

- * Modern 2 storey office building of approx 5,841 sq ft
- * Ground and first floor modern office suites
- * Rent offers in the region of £50,000 per annum
- * Partly let and income producing
- * Prime site in established commercial location
- * Excellent transport links

- * Private on-site parking
- * Male & female WC's on each floor
- * Gas Heating
- * Category 2 lighting
- * Perimeter trunking with Cat 5 cabling
- * Outstanding investment opportunity
- * For Sale offers over £750,000

PARKING

Externally the property benefits from generous on-site car parking availability which are finished in mono block.

RATEABLE VALUE

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £55,679 per annum.

Ground Floor Rateable Value £28,279
First Floor Rateable Value £27,400

LEASE TERMS

One tenant currently occupies the entire Ground Floor and the Right Suite of the First Floor sections of the building since 2010 with an annual rent of £42,900.

Tenancy information can be made available to seriously interested parties.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

SALE PRICE

The entire building is offered 'For Sale' at offers over £750,000.

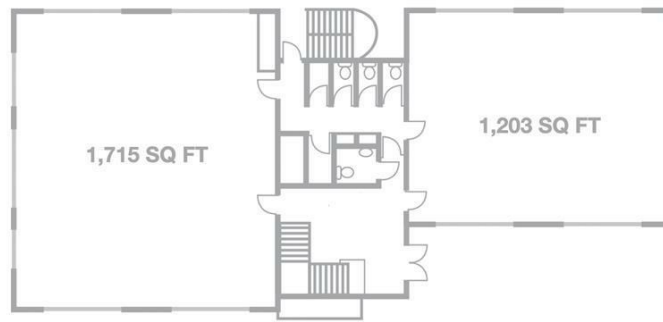
VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today, 01383 699000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

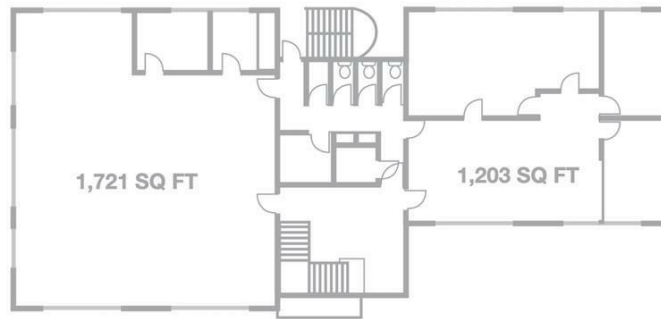
PROPERTY OR BUSINESS TO SELL?

Find out how much your property is worth today with a free, no obligation valuation from your local Commercial Estate Agent, Colin Jenkins. 01383 699000 | 07977 170505. Awarded Scotland's 'Top Performer' by GetAgent and rated 4.8/5.0 by Google customer's reviews, we're an experienced team who you can trust to get you the best offers for your property or business. Open until 8pm, 7 days a week.

AMAZING RESULTS!™ - The Professional Commercial Estate Agents.™



GROUND FLOOR
271 SQ M (2,918 SQ FT)



FIRST FLOOR
272 SQ M (2,924 SQ FT)

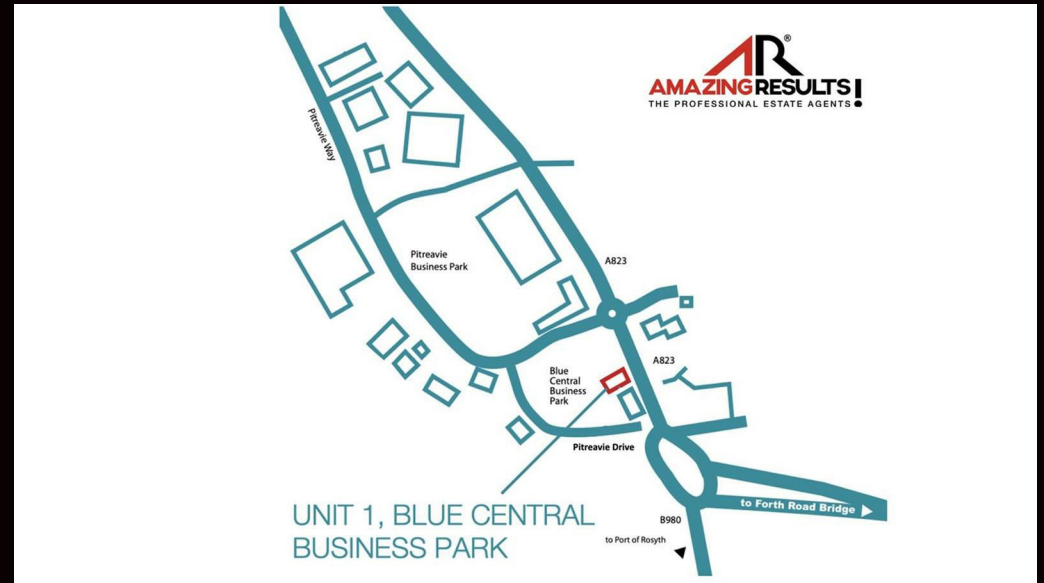


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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