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## FLEXSPACE BUSINESS SUITES - TO LET

15 Pitreavie Court, Dunfermline, KY11 8UU

- ✔ High quality, flexible business accommodation available for immediate entry
- ✔ Situated in Fife's premier business park location, 2 miles from Dunfermline town centre
  - ✔ Only 5 minutes from Junction 1 of the M90 and just off Queensferry Road
- ✔ 12-month License Agreement and an all inclusive rent giving fast and easy entry
  - ✔ From 20.44 sq m (220 sq ft) to sq m 510.01 sq m (5,489 sq ft)

Commercial Valuation | Agency | Investment Advice  
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# ALLIED SURVEYORS SCOTLAND

## BUSINESS ACCOMMODATION

According to our recent measurement survey the available business spaces contain the following approximate net internal areas:

Unit	Sq Ft	People	Rent P.A.	Per Month*
7	1,582	26	£23,730	£1,977.50
8	1,231	21	£18,465	£1,538.75
9	891	15	<b>NOW LET</b>	£1,113.75
10	904	15	£13,560	£1,130.00
12	347	6	£6,246	£520.50
23	314	5	£5,652	£471.00
3B	220	4	<b>UNDER OFFER</b>	£366.67
3A	110	1 or 2	£2,196	£183.00

### Features

- Kitchen and WCs
- 2 x internal offices, kitchen and WCs
- 2 x internal offices, kitchen and WCs
- Internal office and WCs

### LOCATION

Dunfermline is Fife's largest town with a population of approximately 50,000 persons and an estimated catchment of around 150,000 people. It is situated 15 miles north of Edinburgh and is readily accessible via the M90, which is the principal link between the Queensferry Crossing and the north of Scotland.

Pitreavie Business Park is Fife's premier office location enjoying close proximity to A823(M) and is approximately 5 minutes from junction 1 of the M90. The business park is home to several household names including BskyB, Nationwide Building Society and Lloyds Banking Group.

The Flexspace building is situated directly off Pitreavie Court which, in turn, is accessed from Queensferry Road from where the building is clearly visible.

Dunfermline town centre is 2 miles from Flexspace and provides a range of shopping and leisure amenities. For everyday needs there is an Asda supermarket just over a mile away.

Public transport, meanwhile, is available in the vicinity and the nearest train station is Rosyth which is less than 1 mile from the building.

### DESCRIPTION

The subjects comprise a building of steel frame construction with composite cladding panels and blue aluminium window frames. The central part of the building is arranged over three storeys with adjoining wings comprising single storey and two storeys.

A glazed atrium style reception foyer provides the main entrance with the management office and several meeting rooms adjacent. A central lift core and staircase provides access to all floors from where the offices are configured around central corridors.

The suites provide attractive business accommodation with modern LED lighting, suspended ceilings, carpet tiles and painted plasterboard walls. Some of the available suites have their own WC and tea prep facilities but there is also communal facilities available.

The car park to the front of the building can accommodate over 100 vehicles.

### LICENSE TERMS

The business suites are available on the basis of a 12-month license agreement. Leases will be considered for larger suites where longer-term requirements may be required.

A deposit equivalent to 2.5 months' rent is required from each tenant prior to entry.

### RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have individual entries in the Valuation Roll. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

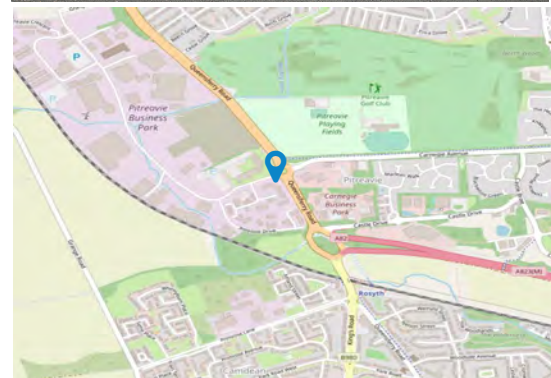
### UTILITIES/TELECOMS PROVIDER

The cost of utilities (gas, water and electricity) are included within the quoted rental price.

All occupiers must use Flexspace's preferred telecoms provider. Details of their service package is available on request.

### ENTRY

Upon completion of the License Agreement, payment of rent deposit and provision of proof of address/ID to comply with HMRC anti-money laundering rules.



### VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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