

TO LET / MAY SELL
DISTRIBUTION WAREHOUSE/INDUSTRIAL PREMISES



**2 Pitreavie Drive,
Dunfermline, KY11 8US**

- Modern Distribution Warehouse/Industrial & Office Accommodation
- Ideally suited to storage and distribution uses
- Extends to 2,066.79 Sq M (22,248 Sq Ft)
- Excellent loading and access provisions
- Situated in Pitreavie Business Park, Dunfermline
- Excellent communication links to the A92 and M90 Motorway and Queensferry Crossing
- Total Site area extends to circa 1.9 Acres.

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, a few miles north of the Queensferry Crossing, and adjacent to the M90 Motorway.

More precisely the subjects are situated on an enclosed and secure site towards the north-eastern extent of Pitreavie Drive within the well-established Pitreavie Business Park. It is ideally located logistically lying approximately 16 miles to the north of Edinburgh City Centre, 2 miles to the south of Dunfermline City Centre, 15 miles west of Kirkcaldy 35 miles south of Perth and approximately 45 miles south of Dundee.



Pitreavie Business Park is regarded as one of West Fife's premier business/industrial locations and is well suited to local, regional, and national occupiers. Local occupiers include FMC, D&G Autocare, Bank of Scotland, Dingbro, Travis Perkins and Beatsons, amongst many others.

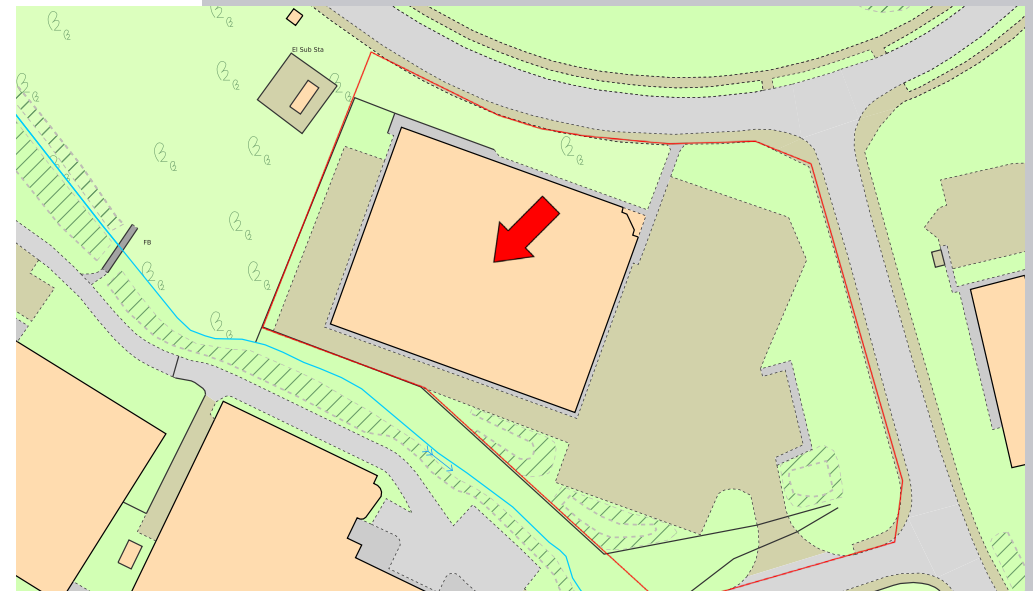
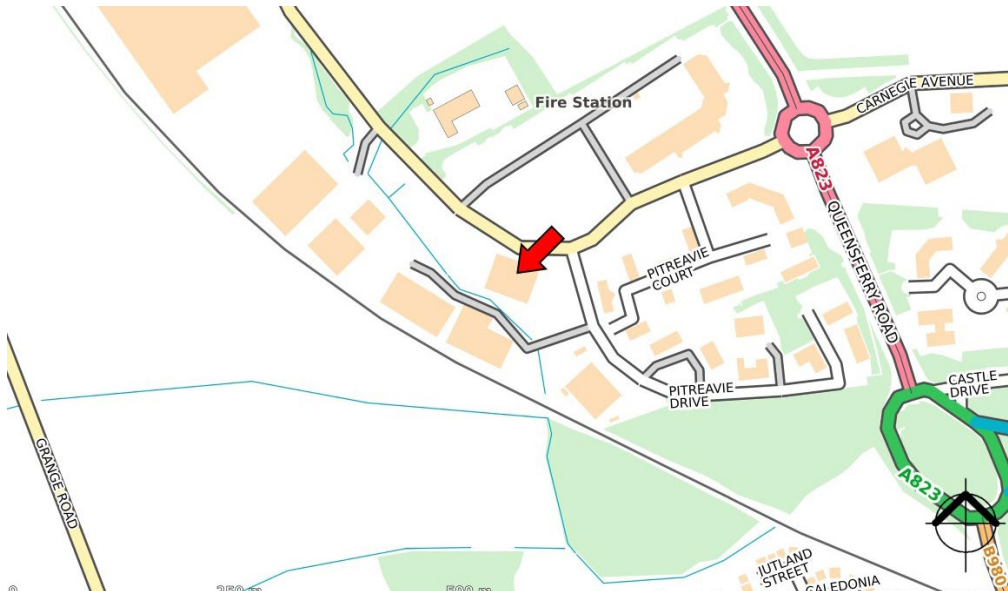
DESCRIPTION

The subjects comprise a detached single storey industrial building of steel portal frame construction with insulated profile metal cladding to walls and roof. It is held within a large secure yard offering ample space and car parking to the rear and front of the property, as well as circulation areas for heavy goods deliveries.

Access to the building is excellent with 3 no. loading/access doors providing good vehicular clearance height; there is also good personnel access provision.

Internally, the subjects offer open plan floor space as well as a good standard of ground floor and first floor office accommodation, offering a mixture of cellular and open plan office suites along with toilet and staff facilities.

Eaves height set at approximately 5 metres (4.65 metres to frame) with the main pitch rising to circa 7.2 metres.



ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross internal floor areas:-

Floor	Description	Sq M	Sq Ft
Ground	Industrial	1,678.89	18,072
Ground	Office	193.95	2,088
First	Office	193.95	2,088
Total		2,066.79	22,248

The overall site has been measured using the online Promap digital mapping system and extends to approximately 0.76 ha (1.90 acres), or thereby.

RENTAL PRICE

Rental offers in the region of £125,000 per annum (exclusive of VAT) are invited.

SALE PRICE

Price on application.



LEASE TERMS

The subjects are offered for let on Full Repairing and Insuring Lease terms for a period to be negotiated, with Rent Reviews incorporated at appropriate intervals.

RATEABLE VALUE

In accordance with the Scottish Assessors Association, we note that the subjects have a Rateable Value of £85,000.

EPC

Available upon request.

LEGAL EXPENSES & VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

FURTHER INFORMATION & VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.



To arrange a viewing please contact:



DUNCAN FRASER

Director

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MAX WALLACE

Graduate Surveyor

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07881 244 790

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.