

TO LET



TWO STOREY OFFICE WITH 63 CAR PARKING SPACES



QUEENSFERRY ROAD
PITREAVIE BUSINESS PARK
DUNFERMLINE KY11 8UJ

Size: Ground Floor 327 sqm (3,524 sqft)
First Floor 385 sqm (4,148 sqft)
Total Floor 712 sqm (7,672 sqft)

Guide Rent: £6.00 psf

Lease Term: Flexible

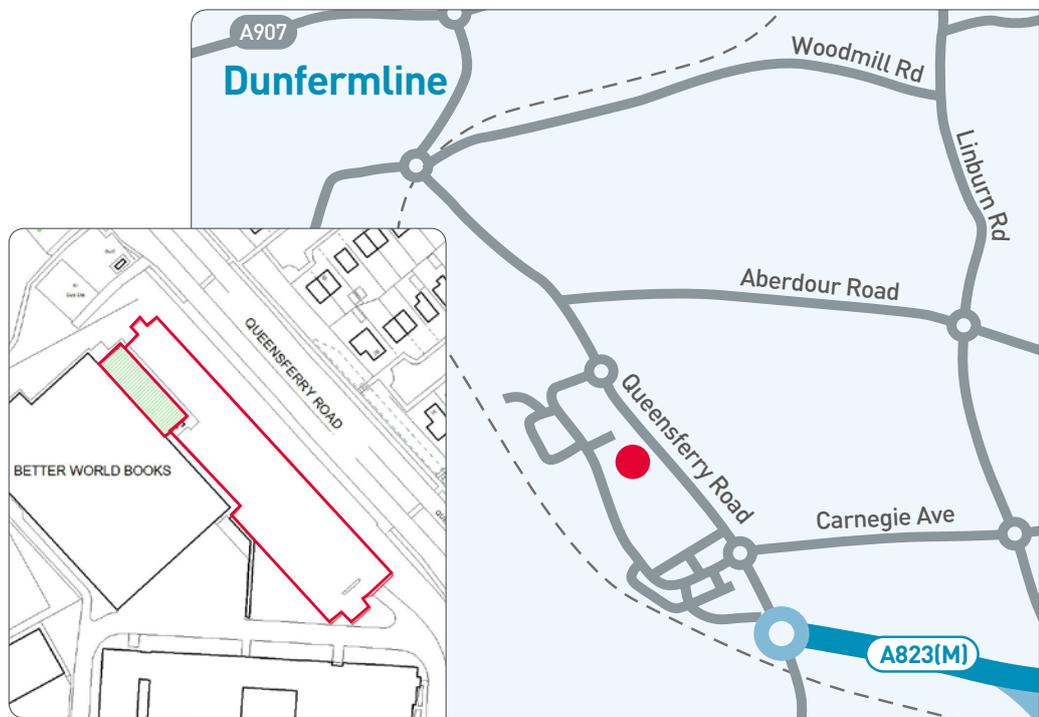
Entry: From February 2015

LOCATION

Pitreavie Business Park in Dunfermline is Fife's premier business location. The location benefits from direct dual carriageway access to the M90 motorway and is within 10 minutes' drive of the Forth Road Bridge. Rosyth Railway Station is approximately 1 mile to the south and Dunfermline town centre is immediately to the north and accessed via Queensferry Road.

Other office occupiers in the vicinity include Dunfermline Building Society, Bitwise Ltd, Optos, Lloyds Banking Group, Sky and Veolia Water.

The property is currently occupied by FMC who are due to vacate the building in January 2015.



DESCRIPTION

The property comprises a two storey office which benefits from a total of 63 secure car parking spaces, 3 of which are disabled.

Internally the property provides modern office accommodation with male and female toilets on both floors and connecting stairs at the front and rear of the building. There is also lift access. The accommodation is generally arranged to provide predominantly open plan accommodation. The accommodation is fitted with a suspended ceiling incorporating lighting, a gas fired central heating system supported by air handling units within the ceiling. The property is carpeted throughout. The windows are double glazed and the property is alarmed.

To the rear of the property at ground floor level is a kitchen area and to the side, a separate self-contained office.

The property could provide separate office suites on each floor.

ACCOMMODATION

We estimate the net internal area of the accommodation to be as follows:

Ground Floor	327 sqm	3,524 sq ft
First Floor	385 sqm	4,148 sq ft
Total	712 sqm	7,672 sq ft

TERMS

This property is available to lease on full repairing and insuring terms with a guide rental of £6.00 psf (£46,000 pa). VAT will be charged on the rent and all other costs associated with the lease.

The lease term is to be agreed.

RATEABLE VALUE

The rateable value for the property is as follows:

RV: £69,000

The current rate poundage is 48.2p which would mean the rates payable on this building is currently £31,188 for the year.

SERVICE CHARGE

There is a small service charge to cover the common maintenance and management of the estate. Further details of this are available on request.

FURTHER INFORMATION AND VIEWINGS

All viewings must be arranged on an accompanied basis and by contacting the letting agents Ryden on 0131 225 6612.

Further information by contacting:

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