

TO LET

TRADE COUNTER / WAREHOUSE ACCOMMODATION



26 - 42 GARDENERS' STREET, DUNFERMLINE

1,335.60 SQ M (14,366 SQ FT)

- Trade counter provision on busy arterial route
- Mezzanine storage
- Highly prominent frontage



SAT NAV:
KY12 ORN

TRADE COUNTER / WAREHOUSE ACCOMMODATION

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LOCATION

Dunfermline with a resident population of approximately 45,000 is situated immediately to the west of the M90. It is located approximately 13 miles to the north of Edinburgh airport and 20 miles north of Edinburgh City Centre.

Gardeners' Street is prominently located in Dunfermline town centre providing excellent access to all main arterial routes to the north and south. Nearby occupiers include National Tyres and Auto care and CR Smith Double Glazing, with Carnegie Retail Park in close proximity including Matalan, Farmfoods, Dreams, Home Bargains and PureGym.

DESCRIPTION

The premises comprise a standalone warehouse unit of concrete portal frame construction with the side elevations formed in brick blockwork.

The warehouse benefits from a specification including:-

- Showroom and trade counter with office provision to the front elevation.
- Electrically operated up and over roller shutter doors on the side elevation.
- Internal eaves heights of 3m and 4.5m.
- DDA compliant.
- Fluorescent lighting in the warehouse and suspended ceilings incorporating recessed lighting in the trade counter and showroom area.

ACCOMMODATION

The premises provide the following Gross Internal Areas:-

Trade counter / warehouse	981.58 sqm (10,566 sqft)
Mezzanine floors	353.02 sqm (3,800 sqft)

RATES

The Scottish assessors Association portal shows the units entered into the valuation roll as follows:-

Description	Rateable Value
Warehouse	£34,800

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate (EPC) for the premises is available on request.

LEASE TERMS

The premises are available to let on flexible terms. For further information on quoting rents and lease terms, please contact the sole agents.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact:-

Adam Shaw
DD: 0131 315 0382
E-mail: adam@burnsandshaw.co.uk

Niall Burns:
DD: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

