

# TO LET

## MODERN INDUSTRIAL WORKSHOP/WAREHOUSE



## UNIT 17 DUNFERMLINE BUSINESS PARK

138.98 sq m (1,496 sq ft)



**SAT NAV:**  
KY11 2RN

# MODERN INDUSTRIAL WORKSHOP/WAREHOUSE

## UNIT 17

### DUNFERMLINE BUSINESS PARK

#### LOCATION

Dunfermline, with a resident population of approximately 53,000 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.

Located on Primrose Lane, Dunfermline Business Park is approximately 3 miles to the south of Dunfermline town centre and in close proximity to the A823 dual carriageway and Junction 2A of the M90.

#### DESCRIPTION

The premises comprise a mid-terrace industrial unit of steel portal frame construction with the roof and elevations clad in profile metal sheeting. The unit benefit from a specification including:-

- Eaves Height of 3.7 m to the underside of the haunch.
- Electric Roller Shutter Door.
- Gas Fired Heating to Warehouse
- Newly Installed LED Lighting
- WC's
- Communal Yard



#### RATEABLE VALUE

The premises will require to be assessed for local authority rates on occupation.

#### ACCOMMODATION

The premises provide the following approximate gross internal area: -  
138.98 sq m (1,496 sq ft).

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the premises is E.

#### LEASE TERMS

The premises are available to let on new full repairing and insuring terms. For further information on lease terms and quoting rent, please contact the sole agents.

#### VIEWING AND FURTHER INFORMATION

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



Niall Burns: D/L: 0131 315 0029  
E-mail: niall@burnsandshaw.co.uk

Adam Shaw: D/L: 0131 315 0382  
E-mail: adam@burnsandshaw.co.uk

