

Units 17E and 17F Elgin Industrial Estate
Dunfermline | Fife | KY12 7SN
Unit 17E - 1,679 sq ft | Unit 17F - 934 sq ft

Elgin Industrial Estate



To Let: Prominent Industrial Premises



Well established
business / trade location

Close proximity to
Dunfermline town centre

Suitable for a variety of uses

Available Immediately

Location

Dunfermline has a residential population of 50,500 and is located 7 miles from the new Queensferry Crossing which leads to Edinburgh and the Scottish motorway network which includes the M8 and M9 leading to Glasgow and Stirling. Edinburgh Airport is also located 15 miles south of the estate with the new Queensferry Crossing allowing for quick access in under 25 minutes.

The Estate is situated just off Elgin Street which leads into Dunfermline town centre. Elgin Industrial Estate has become one of the most popular industrial estates in Dunfermline and accommodates many notable tenants such as MGM Timber, Howdens, Euro Car Parts, Müller UK & Ireland Group and City Electrical Factors Ltd.

Description

Units 17E and 17F comprise an end terraced and mid terraced industrial unit with office space. The buildings are of steel frame construction with brick walls under a pitched clad roof. The properties benefit from an electric roller shutter door, WC facilities, translucent roof panels, 3 phase electricity supply, new LED lighting and new heaters.

Elgin Industrial Estate





Elgin Industrial Estate

Prominent Industrial Premises

Vibrant estate with a variety of occupiers

Available Immediately

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area in the table below:

Unit	Size
17E	1,679 sq ft
17F	934 sq ft

Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority.

Unit	Rateable Value
17E	£9,700
17F	£14,000

Therefore offers an occupier potential for relief on rates payable via the Small Business Rates Relief Scheme. Interested parties are advised to make their own enquiries with the Local Assessor.

Terms

The properties are available on a new Full Repairing & Insuring basis at a rent of £12,500 per annum plus VAT for unit 17E and £7,500 per annum plus VAT for Unit 17F for a term to be agreed. be agreed. Further information on lease terms are available from the letting agents.

Service Charge

Each unit contributes to an estate service charge. Further details are available from the letting agents.

VAT

All rents will be subject to VAT.

EPC

Available on request.

Viewing & Further Information

For further information or to arrange a viewing please contact the joint letting agents:

Cameron Whyte

E: cameron.whyte@ryden.co.uk

T: 07789 003 148

Leo Masson

E: leo.masson@ryden.co.uk

T: 07425 320 611

Max Wallace

E: max.wallace@g-s.co.uk

T: 07881 244 790

Ryden.co.uk
0131 225 6612

**GRAHAM
SIBBALD**
01383 324993
g-s.co.uk

