

Unit 7 Elgin Industrial Estate
Dunfermline | Fife | KY12 7SN

Elgin Industrial Estate



To Let: Industrial Premises with large yard and parking



282 sq m (3,034 sq ft) on
0.17 Ha (0.41 Acres)

Mezzanine storage area
of 1,578 sq ft

Established Trade Location

Close Proximity to
Dunfermline Town Centre

Large yard and parking area

Location

Dunfermline has a residential population of 50,500 and is located 7 miles from the 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 and City Electrical Factors Ltd.

Description

The subjects comprise a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Vehicle access from Dickson Street
- Substantial yard / parking to the front
- Steel frame & brick wall construction
- 1 large & 3 standard vehicle access doors
- Minimum clear height of 5.35m rising to 6.00m
- Dedicated customer reception / trade counter
- WC facilities
- Staff area
- Mezzanine storage area of 1,578 sq ft

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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 Practice (6th Edition) to provide a Gross Internal Area of 282 sq m (3,034 sq ft), and a mezzanine storage area of 1,578 sq ft (146 sq m) on 0.17 Ha (0.41 Acres).

Business Rates

The property has a rateable value of £26,000. Based on the Scottish basic poundage of 48.1p for 2026/27, rates payable are estimated at £12,506 per annum, equivalent to approximately £1,042 per month, before any applicable relief.

The tenant will be responsible for payment of business rates. Interested parties should confirm their actual liability and eligibility for relief directly with Fife Council.

Terms

The property is available on a new Full Repairing & Insuring basis at a rent of £35,000 per annum (£2,917 per month) plus VAT for a term to 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:

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