PINNACLE BUSINESS PARK

RIDGE WAY | DALGETY BAY | KY11 9JD

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Pinnacle Business Park is a new-build industrial estate located between the well-established industrial locations of Donibristle and Hill End industrial estates on the northern edge of Dalgety Bay.

Dalgety Bay

Dalgety Bay is one of the largest towns in Fife and sits on the north side of the Firth of Forth. The town has a core and outer-core population of some 25,000 persons and is a popular and expanding business and residential location handily located for Edinburgh, the Lothians and the Central Belt of Scotland as well as Glenrothes, Kirkcaldy and St Andrews.

The town is served by Tesco, ASDA and Aldi. Major local employers located near Pinnacle Business Park include Trescal, Ingenico, Farid Hillend Engineering and BAE Systems with Catalyst Event Production Services and Pinnacle Fitness also relocating to new substantial adjacent premises.

Location

Pinnacle Business Park is strategically located on the northern edge of Dalgety Bay between the well-established industrial locations of Donibristle and Hill End industrial estate.

The development is some 2 miles from the M90 Inverkeithing Junction linking the estate with the principal north-south route in the east of Scotland, the Central Belt and the UK motorway network.

The neighbouring towns of Dunfermline (5 miles), Kirkcaldy (12 miles) and Glenrothes (20 miles) are easily reached by the A92 motorway with the centre of Scotland's capital city, Edinburgh, accessed via the Queensferry Crossing, some 17 miles to the south.

The estate has strong public and commercial transport links: Dalgety Bay station is under 15 minutes walk from the site, providing rail links to the Fife Circle and to Edinburgh Waverley and Haymarket stations. Rosyth deep-water port is under 5 miles and under 30 minutes drive from the Edinburgh International Airport.

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PINNACLE BUSINESS PARK
RIDGE WAY, DALGETY BAY, KY11 9JD

New, purpose-built industrial facility

Units of between 2,800 sq ft and 15,000 sq ft available

Adjacent Hill End and Donibristle industrial estates

Factory, workshop and light industrial space

Nearby occupiers include Trescal, Ingenico, Farid Hillend Engineering and BAE Systems

SITE BLOCK PLAN
SCALE - 1:500
SCALE BAR - METRES
0 5 10 25 50

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Pinnacle Business Park

The total development comprises some 75,000 sq ft of new industrial premises accessed from Ridge Way. Catalyst Event Production Services have taken 30,000 sq ft for their own occupation and Pinnacle Fitness occupy 20,000 sq ft for their own use and Unit 2a/2b are let to a kitchen and bathroom supplier. Occupier interest under Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 is sought from manufacturing, light industrial and warehousing businesses with requirements from 2,800 sq ft to 15,000 sq ft. (100 sq m to 2,000 sq m). Car parking and hard-standing is available dependent upon the unit.

Specification

The premises are offered in developers shell specification, a copy of which can be provided upon request, along with drawings etc. This is to include 2 no. wcs, electric roller shutter doors.

Terms

The premises are available by way of new full repairing and insuring leases (by way of service charge) upon terms to be agreed dependent upon size and specification. Details upon request.

Business Assistance

The development site was purchased from Fife Council as part of the Fife Industrial Innovation Investment (i3) Programme which has been developed to support innovative businesses in Fife improve their competitiveness. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn investment spanning 15 years. Local and Central Government assistance may be available to qualifying businesses.

Key contact points are:

Fifemeansbusiness@fife.gov.uk
https://www.investfife.co.uk/who-we-are/about-us/.
https://www.bgateway.com/local-o#ces/fife/localsupport.

Rates

The ingoing tenant will be responsible for Business Rates. Interested parties should make enquiries to Fife Council Business Rates Team. In addition, the business/premises may qualify for Business Accelerator Relief allowing up to 12 months relief from occupation. https://www.fife.gov.uk/kb/docs/articles/business2/business-rates/businessrate-reductions.

Anti-Money Laundering

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require us to verify the identity of a proposed purchaser/lessee once a sale/letting has been agreed and prior to instructing solicitors. To comply with these regulations, identity checks will be undertaken once terms have been agreed.

VAT

VAT will be chargeable on all rent, deposits, service charge and landlord's outgoings.

Legal Costs

Both parties are to bear their own costs in the preparation, negotiation, and settlement of leasehold documentation including any LBTT, Registration Fees as is appropriate.

Accommodation

Currently available and ready for immediate occupation is Unit 1a comprising 5,800 sq ft (485 sq m) of warehouse/factory unit with staff/wc facilities and the possibility of an external yard to the side of the premises. The unit has a 7m floor-to-eaves height and is 10m to the from floor to inside of the roofline.

Consent is granted for a new 10,000 sq ft unit (specification upon request) with the option to extend the unit to to 15,000 sq ft (subject to planning)

Allocated car parking is provided for each unit with potential for additional car parking and additional yard space/tarmacadammed hard-standing is available dependent upon the unit. The car parking will benefit from the installation of EV chargers to power both electric cars and commercial vehicles.

Unit 1	Let to Pinnacle Fitness Solutions Limited	20,000 sq ft (1,858 sq m)
Unit 1A	Available to Let as a whole	5,800 sq ft (465 sq m)
Unit 2	Available as a whole or for sub-division	
Unit 2a	Available in part or whole	2,800 sq ft (260 sq m)
Unit 2b	Available in part or whole	2,800 sq ft (260 sq m)
Unit 3	Available as a whole or for sub-division	15,000 sq ft (1,393 sq m)

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