TO LET

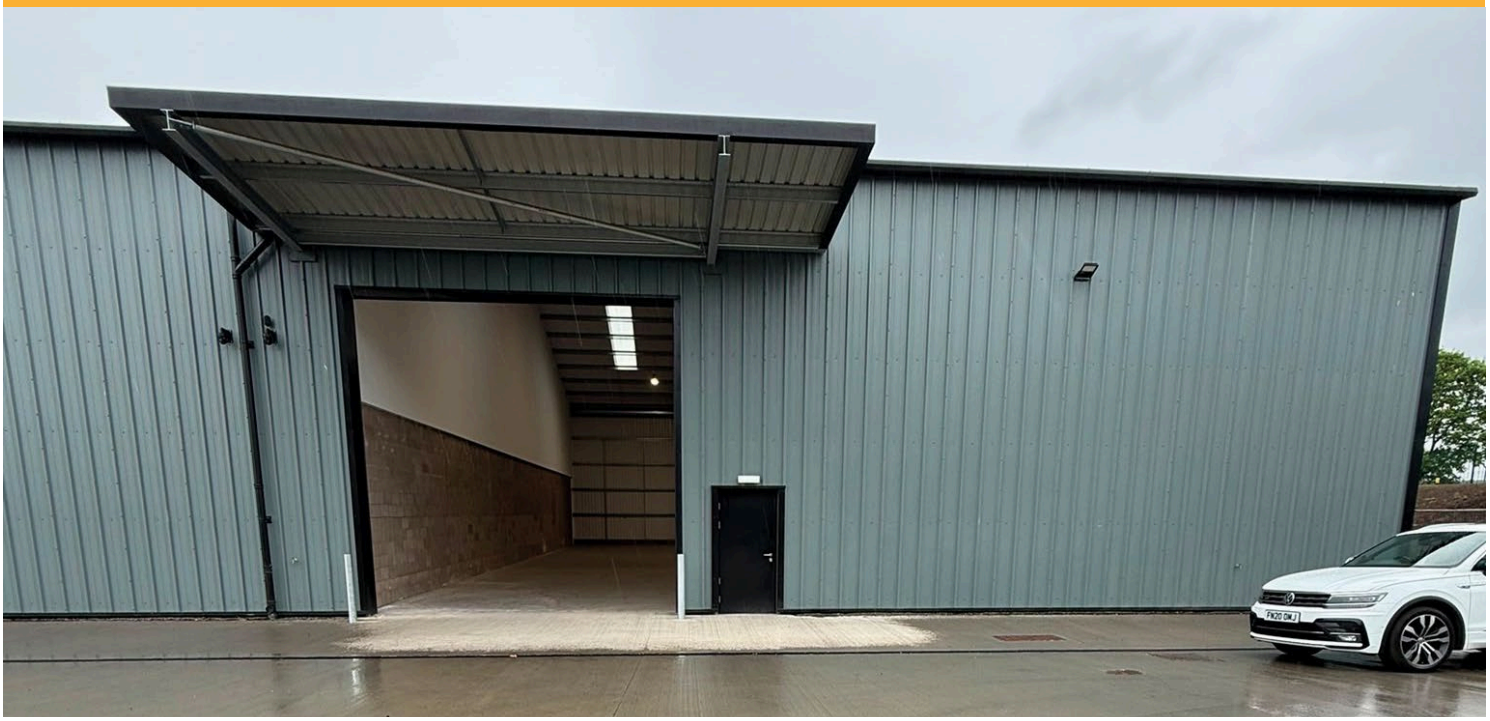
New-Build Industrial & Warehouse Units

Pinnacle Business Park

Ridge Way, Dalgety Bay KY11 9JD

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- **New-build units from 2,800 to 15,000 sq ft**
- **Unit 2 (5,800 sq ft) and Unit 3b (2,800 sq ft) available for immediate occupation**
- **7m eaves and electric roller shutter doors**
- **Some 2 miles from the M90 Inverkeithing junction**
- **Allocated parking with EV charging**

Location

Pinnacle Business Park sits on the northern edge of Dalgety Bay, between the established Donibristle and Hillend industrial estates.

The M90 Inverkeithing junction is some 2 miles away, and Edinburgh city centre is around 17 miles south via the Queensferry Crossing.

Dalgety Bay station is under 15 minutes' walk, Rosyth port under 5 miles and Edinburgh Airport under 30 minutes' drive.

Description

A new-build development of some 75,000 sq ft of factory, workshop, light industrial and warehouse premises, accessed from Ridge Way.

Catalyst Event Production Services (30,000 sq ft) and Pinnacle Fitness (20,000 sq ft) occupy on the estate. Nearby occupiers include Trescal, Ingenico, Farid Hillend Engineering and BAE Systems.

RICS

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Accommodation

Unit 2 is available now and ready for immediate occupation: a warehouse / factory unit with staff and WC facilities, 7m to eaves and 10m to the inside of the roofline, with the possibility of an external yard to the side.

Unit 3b is available. Unit 4 is available on a pre-let basis as a 5,000, 10,000 or 15,000 sq ft unit. Consent is granted for a new 10,000 sq ft unit, with the option to extend to 15,000 sq ft (subject to planning).

Unit	Status	Availability	sq ft	sq m
Unit 1	Let	Let to Pinnacle Fitness Solutions Limited	20,000	1,858
Unit 2	Available now	As a whole	5,800	539
Unit 3a	Under offer	–	2,800	260
Unit 3b	Available now	–	2,800	260
Unit 4	Available	5,000, 10,000 or 15,000 sq ft	15,000	1,393

All areas are approximate. Allocated car parking is provided for each unit, with EV chargers for cars and commercial vehicles. Additional parking and yard / hardstanding may be available depending on the unit.

Specification

Units are offered to developer's shell specification, including 7m to eaves height and 10m to the inside of roofline, 2 no. WCs and electric roller shutter doors. A full specification and drawings are available on request.

Lease Terms

Available on new full repairing and insuring leases (by way of service charge), on terms to be agreed depending on size and specification.

Rent

Upon application.

Rateable Value

The ingoing tenant will be responsible for business rates and should enquire with Fife Council's Business Rates Team. Premises may qualify for Business Accelerator Relief of up to 12 months from occupation.

Business Assistance

The site was purchased from Fife Council under the Fife Industrial Innovation Investment (i3) Programme, part of the £1.3bn Edinburgh & South East Scotland City Region Deal. Local and central government assistance may be available to qualifying businesses: contact Fifemeansbusiness@fife.gov.uk, investfife.co.uk or bgateway.com.

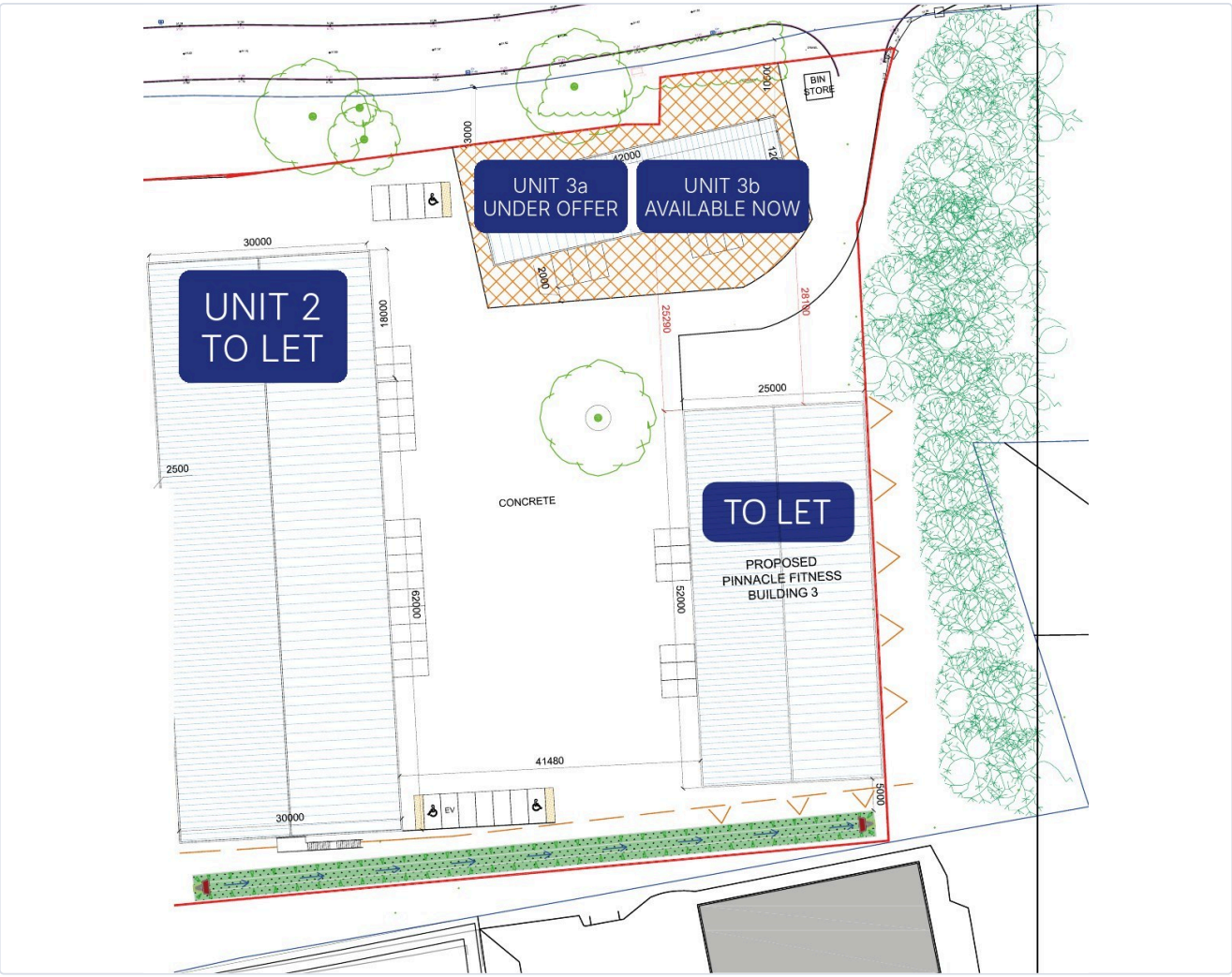








Pinnacle Business Park
Site Plan



Units to let Site boundary For identification purposes only. Not to scale.

Planning Use

Interest is sought from manufacturing, light industrial and warehousing occupiers under Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

VAT

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

Legal Costs

Each party will bear its own legal costs in the preparation and settlement of the lease, including any LBTT and registration dues.

Anti-Money Laundering Regulations

To comply with anti-money laundering legislation, identity checks will be carried out on the proposed tenant once terms have been agreed and before solicitors are instructed.

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Viewing & Further Information

Strictly by appointment. Please contact Jonathan Sutton at Lewis Sutton.

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