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**TO LET**

**Office 11, Flexspace, 15 Pitreavie Court, Dunfermline, KY11 8UU**

- ✔ High quality office suite available for immediate entry
- ✔ Situated in Fife's premier business park location, 2 miles from Dunfermline town centre
  - ✔ Only 5 minutes from Junction 1 of the M90 and just off Queensferry Road
  - ✔ Flexible lease terms and rent incentives available
- ✔ Approximate net internal area of 181.53 sq m (1,954 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

Dunfermline is Fife's largest town with a population of approximately 50,000 persons and an estimated catchment of around 150,000 people. It is situated 15 miles north of Edinburgh and is readily accessible via the M90, which is the principal link between the Queensferry Crossing and the north of Scotland.

Pitreavie Business Park is Fife's premier office location enjoying close proximity to A823(M) and is approximately 5 minutes from junction 1 of the M90. The business park is home to several household names including: BskyB, Nationwide Building Society and Lloyds Banking Group.

The Flexspace building is situated directly off Pitreavie Court which, in turn, is accessed from Queensferry Road from where the building is clearly visible. Dunfermline town centre is 2 miles from Flexspace and provides a range of shopping and leisure amenities.

Public transport, meanwhile, is available in the vicinity. The nearest train station is Rosyth, less than 1 mile from the building, and there are 100 car parking spaces available outside the building.

## DESCRIPTION

The subjects comprise a building of steel frame construction with composite cladding panels and blue aluminium window frames. The central part of the building is arranged over three storeys with adjoining wings comprising single storey and two storeys.

A glazed atrium style reception foyer provides the main entrance with the management office and several meeting rooms adjacent. A central lift core and staircase provides access to all floors from where the offices are configured around central corridors.

The office is situated on the first floor of the building and benefits from passenger lift and staircase access. It provides a large open plan office with dual aspect windows providing plenty of natural light. There is a separately partitioned meeting room, comms room and tea prep area. The specification includes modern LED lighting, suspended ceilings, carpet tiles and painted plasterboard walls.

WC facilities are provided within the building common parts along with a shared break out area.

## ACCOMMODATION

According to our recent measurement survey the available premises extends to the following approximate net internal area:

181.53 sq m (1,954 sq ft)

## RENT

Our client is seeking rental offers of £27,500 per annum to grant a new lease.

\*Building insurance and site charge due in addition

## TERMS

Our client is seeking leasehold offers of 24 months or longer but may consider shorter terms.

A deposit equivalent to 2.5 months' rent is required from each tenant prior to entry.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £19,000 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

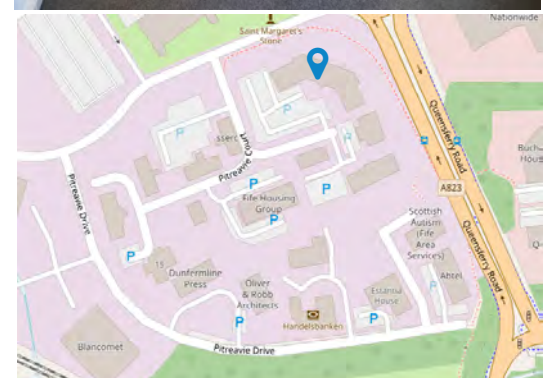
## UTILITIES/TELECOMS PROVIDER

The cost of utilities (water) is additional. The electricity is sub metered.

All occupiers must use Flexspace's preferred telecoms provider. Details of their service package are available on request.

## ENTRY

Upon completion of the lease, payment of rent deposit and provision of proof of address/ID to comply with HMRC anti-money laundering rules.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent: Allied Surveyors Scotland Ltd.

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