

Pitreavie Crescent

Unit O, Dunfermline, KY11 8UT



TO LET
**Self-contained
industrial unit**

- Approximately 360 sq m (3,872 sq ft)
- Roller door access
- Car parking and communal service yard

September 2026

#fifemeansbusiness

LOCATION

The City of Dunfermline is a growing commercial and residential centre in south west Fife, combining a rich heritage with an established business community. Awarded city status in 2022, Dunfermline is Fife's largest settlement and has experienced substantial expansion over recent decades, reinforcing its position as an important centre for employment, shopping and leisure.

The city offers a wide range of amenities, including shops, restaurants, cultural attractions and green spaces such as Pittencrieff Park. These facilities complement its business locations, making Dunfermline an attractive place to live and work. Its position close to the M90 and Queensferry Crossing provides connections south towards Edinburgh and north towards Perth, while rail and bus services offer additional travel options for employees and visitors.

Unit O is located on Pitreavie Crescent within Pitreavie Industrial Estate, providing an established industrial setting within the city. With convenient access to the A92 and the wider motorway network, the property offers a practical base for industrial, storage and distribution businesses seeking to serve customers across Fife and central Scotland.

DESCRIPTION

This self-contained industrial unit provides approximately 360 sq m (3,872 sq ft) of accommodation for industrial, storage or distribution activities.

The premises benefit from roller door access, car parking and a communal service yard, supporting day-to-day operations and deliveries.

ENERGY PERFORMANCE RATING

TBC

Price

£33,608.96 per annum.

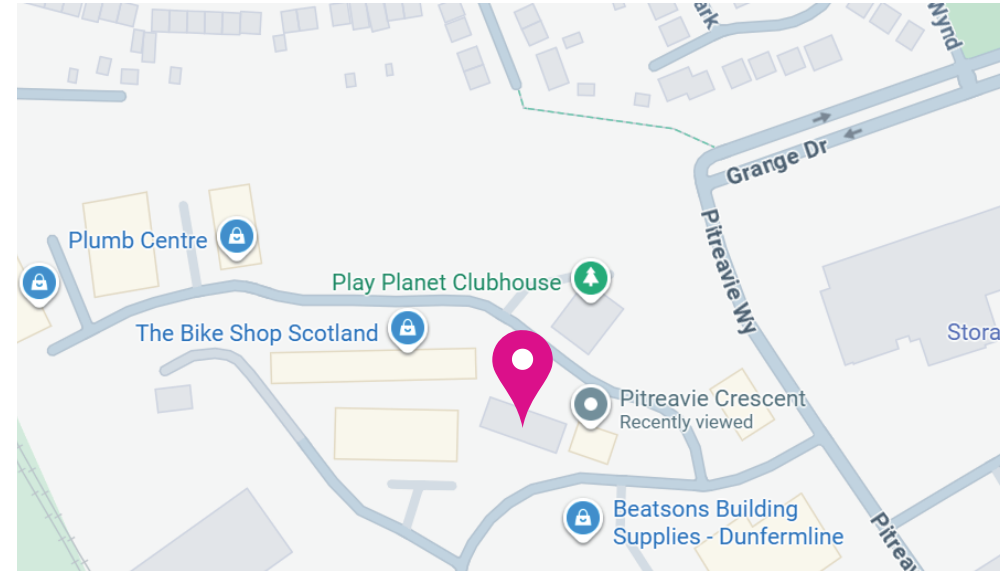
Please contact the team for further information on lease terms.

Permitted Use

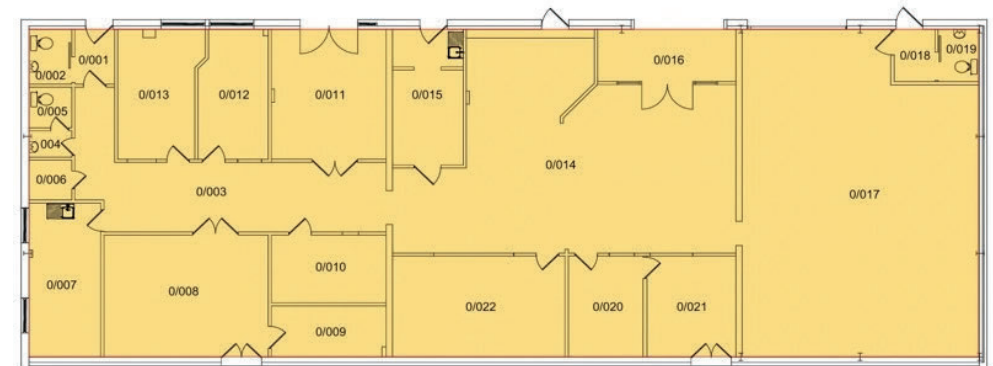
The property is marketed for Class 4, 5 and 6 uses. Leisure uses and motor trade activities are not permitted.

Entry

The Date of Entry shall be agreed.



Site Plan



UNIT M, N, O
GROUND FLOOR PLAN
BLOCK 002

PITREAVIE CRESCENT,
DUNFERMLINE,
UNITS M-O

For more information
please contact the:

Business Property Team

fifemeansbusiness@fife.gov.uk

Pitreavie Crescent

A guide to lease obligations

1. INTRODUCTION

A lease is a binding contract defining responsibilities and obligations on both tenant and landlord. In order to be legally competent, the lease must employ formal language which can be complex and difficult to understand.

This guide explains the principal lease obligations in plain terms but is not intended as a substitute to the lease which will always prevail in any issue or dispute.

2. LANDLORD

Insurance

The landlord will insure the basic fabric of the property and will recover an appropriate premium from the tenant.

The Council's insurance policy covers standard risks such as fire, storm and flood, but does not cover vandalism or damage through attempted theft

Repairs

The landlord will maintain the external structure of the property (excepting doors and windows) and shared areas within the estate boundary. Unless damaged by the tenant or other occupiers, this will include:

- roof sheeting
- wall cladding
- gutters and downpipes
- car parking and servicing areas
- boundary fencing (not individual yards or compounds)
- landscaping
- estate lighting (not external lighting fixed to the Unit)

The landlord will also maintain and service gas fired heating installations (in compliance with the Gas Safety (Installation and Use) Regulations 1998)

Rent

The landlord is entitled to receive rent. Should the tenant fail to pay rent, the landlord's ultimate remedy is to terminate the lease.

3. TENANT

Insurance

The tenant is obliged to maintain suitable insurance for all contents placed in the property. Tenant's insurance should also cover doors, windows and glass. The tenant is required to maintain Public Liability Insurance and indemnify the landlord against all claims for loss, damage and injury, including death.

Repairs

The tenant is responsible for maintaining the interior of the property, and all external doors and windows. Elements will include repair and replacement of:

- toilet and kitchen fittings
- wash sinks and water supplies
- electric hot water boilers or geysers
- internal pass doors and all ironmongery
- lighting, electric heating and electric equipment electrical power points and installations (including annual system test)
- decoration
- external doors and all ironmongery (including locks)
- roller or sectional doors (including locks and any electric mechanism) windows and glass security shutters and grilles

A tenant may use any equipment or installation left by a previous occupier but this will be at their own risk and no warranty is offered by the landlord.

Rent

Rent is payable by Direct Debit. It is the tenant's responsibility to ensure that rent is paid on time.

Rates

The tenant is liable for paying Rates to the Local Authority. The tenant is also responsible for all water, drainage and sewerage charges.

Utilities

Gas, electricity, and telecoms charges are payable direct to the tenant's contracted supplier.

Use

Use of the property is exclusive to the tenant and the lease must not be transferred or another business allowed to operate from the premises.

Alterations

Alterations, additions, modifications or enhancements to any part of the property is prohibited without landlord's prior consent.

Legislation

The tenant must comply with all relevant Legislation, Regulations and Codes of Practice, covering points such as:

- Bacterial infection (eg, Legionella) (a water log book is provided by landlord)
- Heath & Safety
- Fire Risk Assessment
- Asbestos (an annual risk register is provided by landlord)