

**FOR SALE /  
MAY LET**

**WAREHOUSE AND  
OFFICE WITH  
SECURE YARD**

Located within  
established industrial  
location with good  
access to Motorway  
Network

**Biomass Boiler System**

**2,289.16 Sq.M  
(24,641 Sq.Ft.)**

**Offers Over £850,000**



WHAT 3 WORDS

**JCC WAREHOUSE, PITREAVIE CRESCENT, DUNFERMLINE,  
KY11 8PU**

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# Location

JCC WAREHOUSE, DUNFERMLINE, KY11 8PU



## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The city occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 motorway.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

Dunfermline also lies on the Fife Circle network which connects all of Fife's principal towns with Edinburgh to the south.

The subject property is situated on Pitreavie Crescent within the northern part of Pitreavie Business Park, a well established commercial location and one of Fife's premier business locations.

Pitreavie Crescent is accessed off Pitreavie Drive which is the main arterial road through Pitreavie Business Park and links to Queensferry Road (A823) a short distance east from the subjects and this further links into the M90 motorway network to Perth/Edinburgh nearby.

Surrounding buildings include similar warehouse buildings and modern trade counter units and occupiers within the immediate vicinity include a mix of national and local operators such as Booker Cash and Carry, Gym24s, Travis Perkins and D&G Autocare.



FIND ON GOOGLE MAPS



# Description

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## DESCRIPTION

The subjects comprise an extensive warehouse with adjoining office section with accommodation over ground and first floors.

The property is of steel portal frame construction with block infill walls which have been overclad externally in insulated sheeting. The roof over is pitched and incorporates translucent panels for daylight provision. The warehouse has an eaves height of circa 6m.

The subjects sit on a level site extending to circa 0.46 Hectares (1.13 Acres) or thereby and benefits from an extensive secure yard and parking area of concrete construction, all bound by a steel palisade fence with security gate access from Pitreavie Crescent.

The subjects also benefit from a wood fired biomass boiler system. Further information is available upon request.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,929.26	20,767
Offices (2 Floors)	359.90	3,874
<b>TOTAL</b>	<b>2,289.16</b>	<b>24,641</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Asking Price / Rent

The subjects are inviting offers over £850,000 for their heritable interest.

Leasehold offers will also be considered subject to terms and tenant covenant.

Further details available upon request.

## Planning

The subjects are suitable for warehouse/workshop use falling under classes 4, 5 and 6.

Interested parties should make their own enquiries to the local planning authority to satisfy themselves with regards their proposed use.

## Rateable Value

£97,250.

The annual rates multiplier is 55.4p for the financial year 2025/2026 for properties with a rateable value between £51,001 and £100,000.

## Energy Performance Certificate

The subjects benefit from an EPC rating of "B".

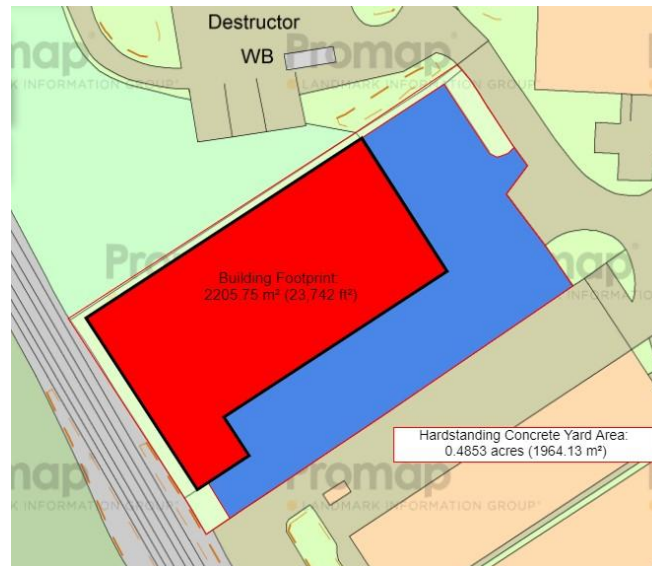
Full EPC details on request.

## VAT

The subjects are not currently elected for VAT purposes.

## Legal Costs

Each party shall be responsible for their own legal costs with the purchaser/tenant being responsible for any LBTT, registration dues and VAT thereon



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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