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# Dunfermline Business Park 1

Primrose Lane, Rosyth, Dunfermline, KY11 2SF



The above image shows the generic type of property available on this site.  
The depiction of any specific property or business in this image is not an indication that this property is available to let.

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## To Let

The development comprises manufacturing and business units of approximately 320sqm (3442sqft).

## Location

Dunfermline Business Park is well located on the southern edge of Dunfermline, approximately three miles south of Dunfermline Town Centre and is accessed via Primrose Lane, Rosyth which is in close proximity to the A823 dual carriageway to Dunfermline and the M90 Motorway leading to Edinburgh in the South and Perth in the North. Rosyth Railway Station is located approximately ½ a mile from the development.

## Description

The units are subject of Class 4 Planning consent and are suitable for a variety of light manufacturing and service activities providing excellent accommodation for a wide range of new and established business. All units are constructed to a high specification, are fully insulated and are provided with toilet facilities. There is a hot & cold water supply to the wash-hand basins and space heating to the main area is by gas warm air heater. Each unit is provided with an insulated steel sectional overhead door along with a separate timber personnel door.

## Letting Arrangements

The subjects will be available to let on standard full and repairing and insuring leases with rent reviews at regular intervals. Tenants will be responsible for business rates, water charges, other outgoings and the Landlords legal costs. Rent details are available on request.

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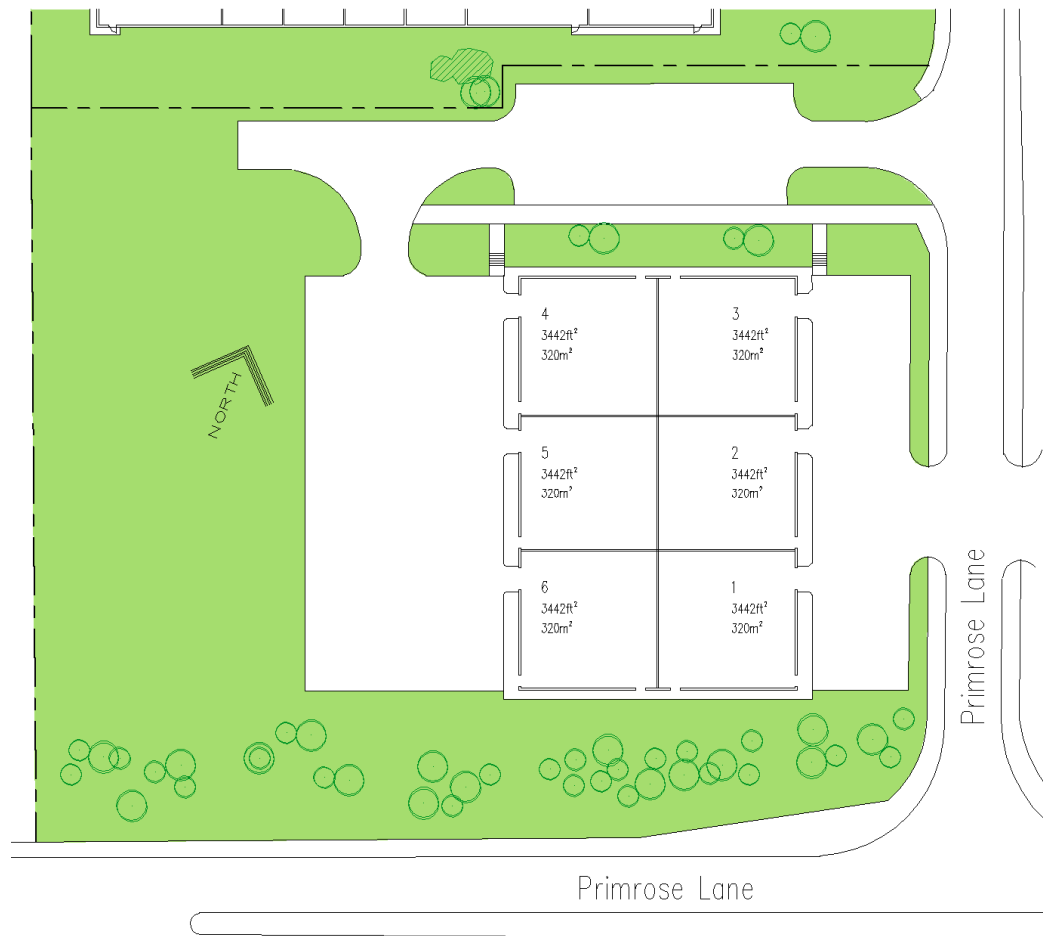
All letting enquires for Dunfermline Business Park should be directed to:-  
J. Smart & Co (Contractors) PLC  
28 Cramond Road South, Edinburgh, EH4 6AB  
Tel. 0131 336 2181 – Fax. 0131 336 4037 – e-mail. [leasing@jsmart.co.uk](mailto:leasing@jsmart.co.uk)  
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## Site Layout



**Misrepresentation Act:**  
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