TO LET
NEW BUILD INDUSTRIAL UNITS

GRAHAM SIBBALD



Admiralty Park,
Admiralty Road, Rosyth,
Fife, KY11 2YW

- New build Industrial units in strategic location next to new Caledonia High School
- Due to complete Spring 2027
- Excellent transport links with the M90 Junction 1C Admiralty Exchange located 4 mins away
- Stephens the Bakers already secured for site
- Sizes ranging from 1,000 sq ft to 7,000 sq ft
- Located on busy Admiralty Road which hosts c.14k vehicles per day

LOCATION

Rosyth is a medium-sized town, positioned approximately 3 miles south of Dunfermline and 16 miles northwest of Edinburgh, along the northern shore of the Firth of Forth in the Local Authority area of Fife. It is notable for its former Royal Naval Dockyard, though no Royal Navy ships are permanently based there.

The dockyard still sees activity with small ships returning for docking and refitting. Private sector collaborations with the public sector aim to shape the future development of Rosyth, potentially reintroducing passenger ferry services to Zeebrugge.

Rosyth's train station in the town centre offers regular services to Edinburgh and Kirkcaldy, complemented by frequent bus services along Admiralty Road. Its strategic transport links make Rosyth a favoured commuter location.

The subjects are to be located on the busy Admiralty Road which hosts circa 14,000 vehicles per day. Admiralty Road (A985) serves as the primary route through Rosyth, connecting directly to the M90 at Junction 1C, facilitating excellent transportation links to Edinburgh (south), Dundee, and Aberdeen (north).

The immediate surroundings encompass a mix of residential, sports, educational, retail, and industrial properties. Noteworthy local occupiers include Mowi, Axon Cable, Sainsbury's, and the Rosyth Community Sports Hub. The subjects will lie close to the newly constructed Caledonia High School which will house 1,735 pupils and is due for completion in 2026, drawing even more people by what is already a very visible roadside site.

DESCRIPTION

The subjects are due to comprise an industrial unit of up to 7,000 sq ft which can be split into individual units of circa 1,000 sq ft or to a specific requirement, subject to availability.

Construction will be of steel frame construction with a pitched roof and a prominent frontage featuring a rear roller shutter door for vehicular access. The unit(s) will also benefit from access to a shared yard together with dedicated parking including an area of electric vehicle charging.

ACCOMMODATION

Units will be available from 1,000 to 7,000 sq.ft and are of an open plan design to include toilet facilities. Full specification can be discussed.

RATEABLE VALUE

The subjects will require to be assessed by the Local Authority upon completion.

RENTAL

Price on application.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

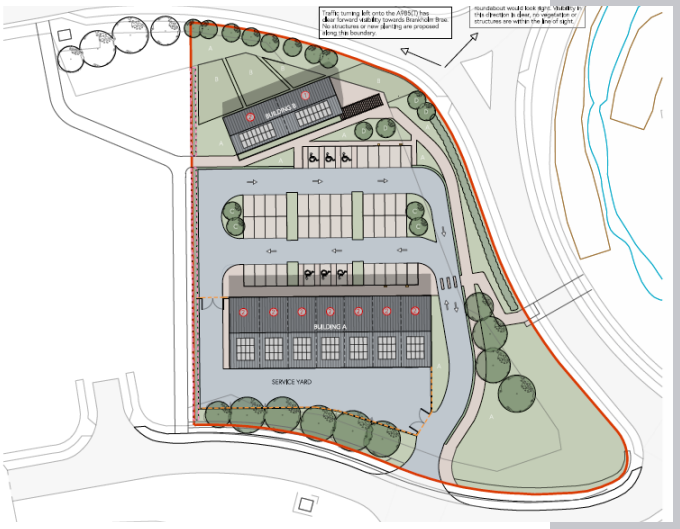
EPC

EPC information will be available upon request.

VIEWINGS

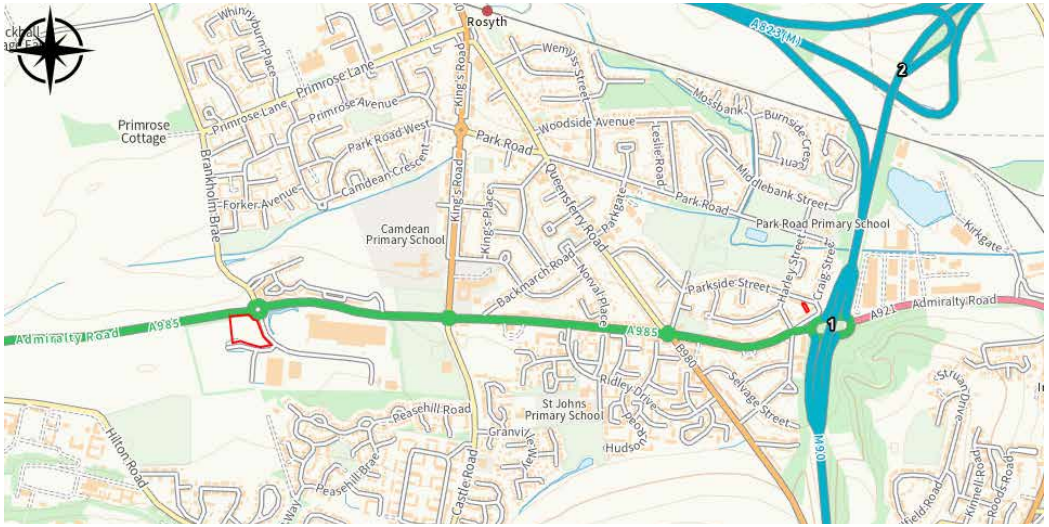
By appointment with the sole marketing agents upon completion.











To arrange a viewing please contact:



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Property Agent
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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: March 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.