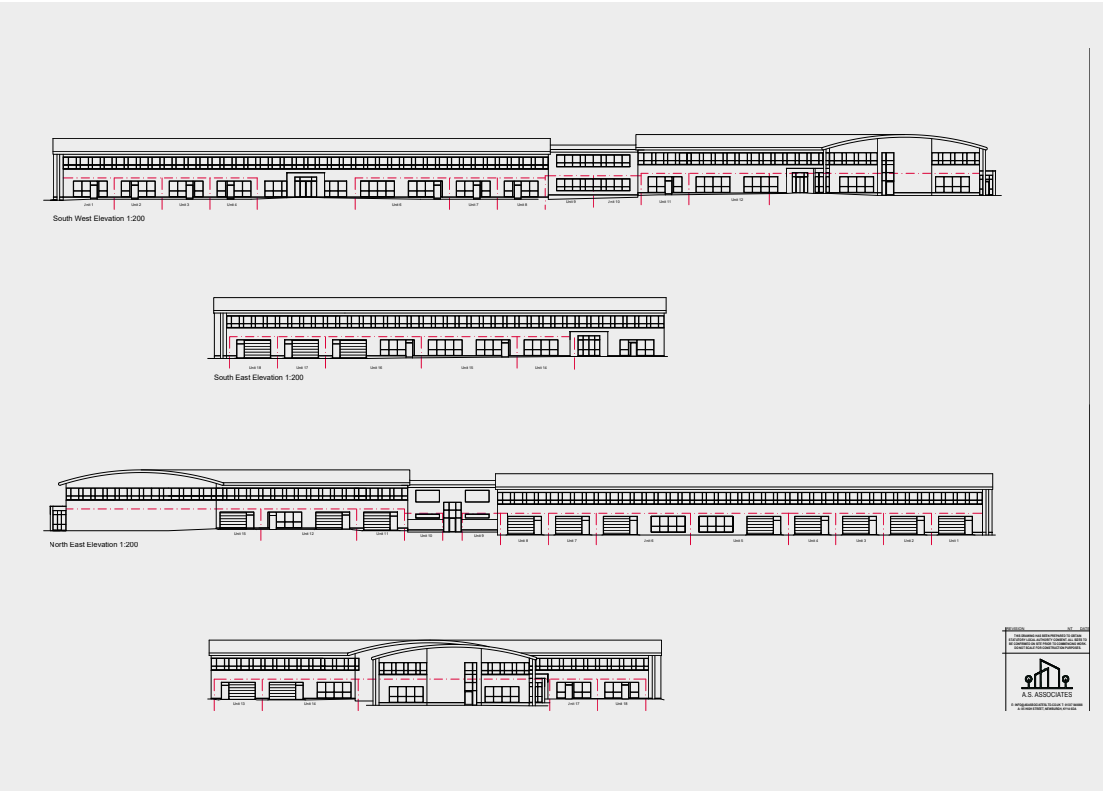
TO LET
COMMERCIAL AGENCY

GRAHAM SIBBALD





Industrial & Mixed Use Development,
Dundas House,
Viking Way,
Rosyth,
KY11 2UU

- New Industrial & Mixed use Development
- Available with Class 4, 5, 6 and Class 11 Assembly and Leisure consent
- Good accessible location near to Queensferry Crossing
- Direct Access to M90 Motorway adjacent at Junction 1
- Industrial/Business Units available from 1,546 sq.ft to 3,916 sq.ft.
- Rent - £7.50 per sq.ft plus Service Charge
- Available for summer 2024 entry



LOCATION

Dundas House is located within the established Innova campus at Rosyth Europarc/Industrial Estate, lying on the southern periphery of Rosyth and approximately 5 miles to the south of Dunfermline city.

The town of Rosyth has a long established and evolving maritime history and the Dockyard/Port and Industrial location is now considered Scotland's gateway to Europe due to its deep water port and ferry terminal which acts as the heart for European freight and has recently been granted Scotland's first green free status. Significant local occupiers in the general vicinity include Babcock, Forth Ports, Oceaneering, Sainsbury's Bank, and Mowi.

The development is situated in an excellent and strategic position for transport links serving local, regional and national destinations.

The location is adjacent to Junction 1 of the M90 motorway and offers excellent road network links with access to Edinburgh (15 miles) to the South and Perth (35 miles) and Dundee (50 miles) to the North via the M90. The A92 is accessible via the M90 motorway which provides access to the wider Fife Region with Kirkcaldy (20 miles) and Glenrothes (25 miles) to the East.

Edinburgh Airport lies approximately 15 minutes drive time from the subjects and the area is well served by the national rail network with nearby stations at Inverkeithing and Rosyth.

Dundas House is positioned at the eastern extent of Viking Way, on its northern side, in a cul-de-sac situation and offers good provisions of on-site parking with additional on street parking adjacent.

DESCRIPTION

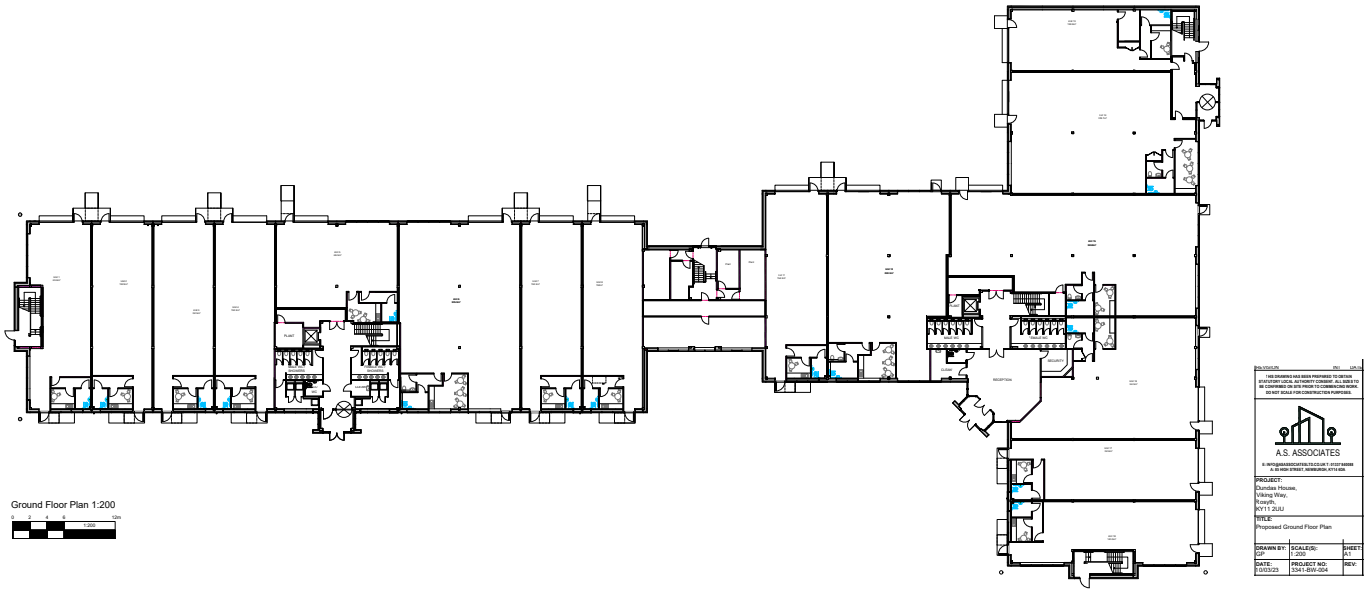
Dundas House is subject to redevelopment to create industrial/Business Units across the Ground floors with Leisure and Office uses at 1st Floor level.

It is of steel portal frame construction with block/insulated profile cladding infill set beneath an insulted profile clad roof.

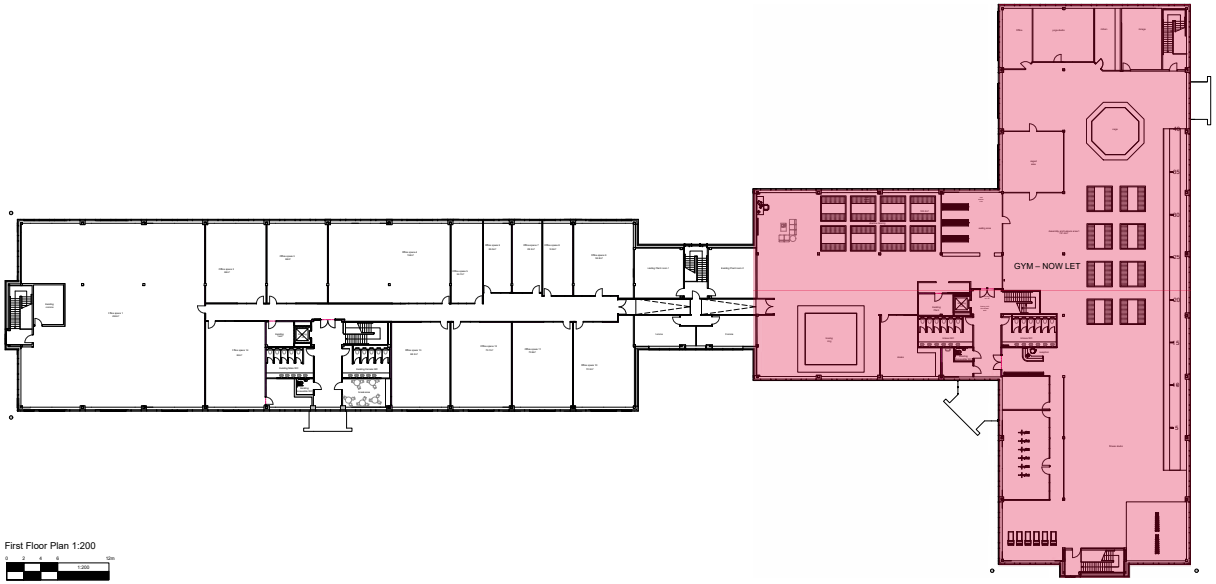
The Industrial/Business units will have concrete floors and blockwork and glazed wall sections and will benefit from roller shutter vehicular access doors as well as personnel doors. Each unit will include a toilet compartment and staff area.

The 1st floor accommodation is of an office style and is arranged to provide an open plan floor plate which can be subdivided to suit individual occupier requirements. Floors are raised and have carpet overlay with walls provided in painted plasterboard linings and ceilings in suspended tiles.

Further and more detailed information on the development can be found on the Fife Council Planning Portal (Planning Reference 22/04072/FULL).



Ground Floor Plan 1:200



First Floor Plan 1:200

ACCOMMODATION

The subject areas have been calculated in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

AREA / FLOOR	AREA (SQ.M)	AREA (SQ.FT)
Unit 1	143.6	1,546
Unit 2	152.5	1,642
Unit 3	152.5	1,642
Unit 4	152.5	1,642
Unit 5	146.5	1,577
Unit 6	305.9	3,293
Unit 7	152.5	1,642
Unit 8	152.0	1,636
Unit 11	154.5	1,663
Unit 12	290.3	3,125
Unit 13	138.9	1,495
Unit 14	318.7	3,430
Unit 15	363.8	3,916
Unit 16	244.5	2,632
Unit 17	152.6	1,643
Unit 18	143.5	1,545
FIRST FLOOR	**AREA (SQ.M)**	**AREA (SQ.FT)**
Office/Leisure	22.8 to 1,265.10	245 to 13,618



TERMS
The subjects are offered for let on a Tenants Full Repairing and Insuring Terms for a period to be negotiated.

Available Units benefit from Class 4, 5 and 6 and Class 11 Assembly & Leisure planning use consents.

Further information available upon request through the Letting agents.

RATEABLE VALUE
Rateable Values will require to be assessed upon completion/occupation. Any enquiries should be made directly to the Fife Assessor.

RENTAL PRICE
The units are offered at a Rental Rate of £7.50 per sq.ft plus Service Charge.

SERVICE CHARGE
Further details available on request

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

EPC
EPC documentation will be available upon request.

ANTI-MONEY LAUNDERING (AML) PROCESS
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.

To arrange a viewing please contact:



Duncan Fraser
Associate
duncan.fraser@g-s.co.uk
01383 324993

IMPORTANT NOTICE

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024