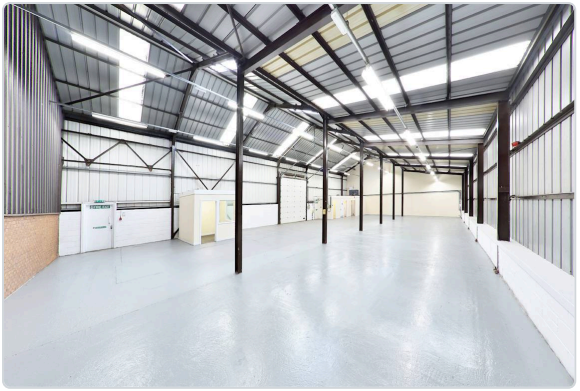
Forties Commercial Campus

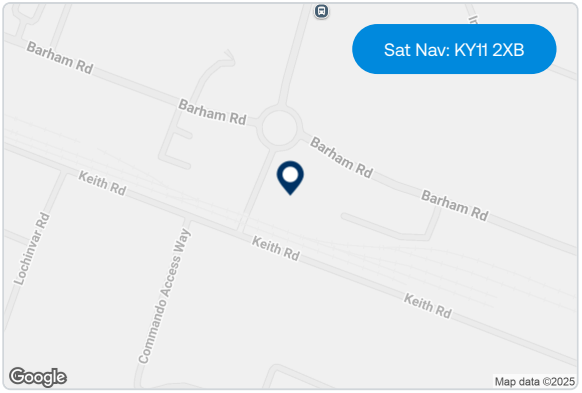
Dunfermline, KY11 2XB

IOS Class 1 and Warehouse | 4,734 - 25,835 ft²

- Large secure yard
- LED lighting
- Three phase power
- Translucent roof panels







Description

Warehouse units to let: 4,734 to 9,593 sq ft

IOS land to let: 11,375 sq ft

The estate comprises a variety of stand-alone and terrace industrial units, with some benefiting from secure private yards. The buildings are of steel frame construction with insulated steel cladding under a pitched roof. Internally they offer modern industrial / warehouse accommodation benefitting from excellent natural daylight via translucent roof panels, vehicular access via electric roller shutter doors, WC facilities and three phase electricity supply.

The IOS yard site is secured by palisade fencing and is accessible directly from Barham Road. There is also a staff welfare building which provides WC facilities and office accommodation

Location

Rosyth is approximately 4 miles South of Dunfermline and 1 mile North West of the Queensferry Crossing. The properties benefit from a prominent road side location fronting onto Barham Road, Rosyth Europarc's main thoroughfare. Rosyth Europarc is ideally located providing easy access to all areas of Fife via a dedicated slip road on to the M90 motorway which links the central belt to the North of Scotland.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Reduced rent is available on selected units only for a limited time and may vary depending on lease length and agreed terms. Rent may be reviewed and adjusted upon renewal. Full terms and conditions are available on request.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Ross Miller
Mileway
scotland@mileway.com
0141 846 0480

Cameron Whyte
Ryden
cameron.whyte@ryden.co.uk
0131 473 3230

Lewis Pentland
Colliers
lewis.pentland@colliers.com
07748 704734

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.



Accommodation:

Unit 4E prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4E	Warehouse	4,734	Immediately	3,500	2,170	A
Unit 4F	Warehouse	4,859	Immediately	POA		F
Unit 11	IOS Class 1	11,375	Under offer	POA		
Unit 2	Warehouse	4,867	Coming soon	POA		
Total		25,835				

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Mileway