TO LET

PROMINENT INDUSTRIAL UNITS WITH LARGE YARDS







FORTIES CAMPUS,
ROSYTH EUROPARC,
BARHAM ROAD,
ROSYTH, KY11 2XB

46 - 956 SQ M
(491 - 10,085 SQ FT)

3 X UNITS AVAILABLE TOGETHER OR SEPARATELY

HIGHLY PROMINENT LOCATION

CLOSE PROXIMITY TO THE FORTH BRIDGES

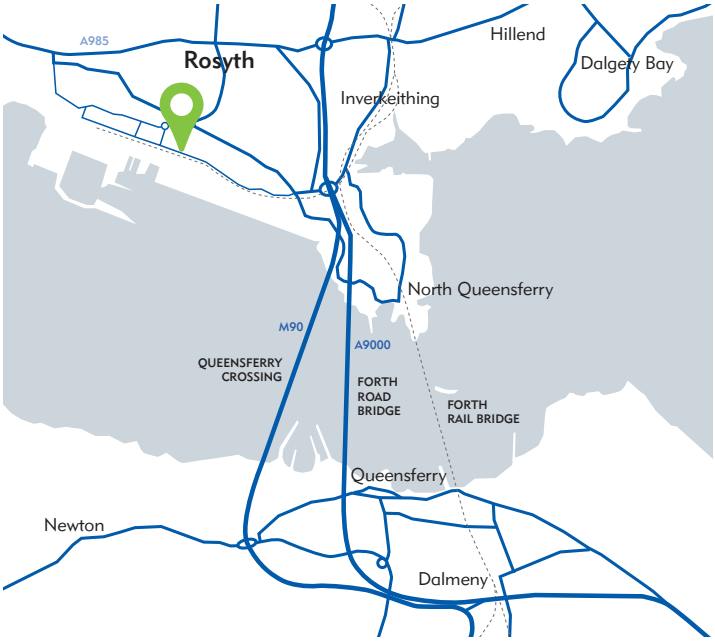
Location

Rosyth is approximately 4 miles South of Dunfermline and 1 mile North West of the new 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.

Edinburgh International Airport and Edinburgh City Centre are respectively 15 and 20 minutes by road. Inverkeithing Railway Station and Rosyth Railway Station are 5 minutes' drive and provide a link to Edinburgh, Glasgow, Aberdeen and Dundee via the national rail network.





Specification

- Steel portal frame
- Translucent roof panels
- Fluorescent strip lighting
- Male / Female WC facilities
- Minimum eaves of 5.95m
- Maximum eaves of 7.70m
- 3 phase power supply
- Gas supply





Indicative Internal Photo



Accommodation

Unit 4E	458 sq m	4,734 sq ft
Unit 4F	452 sq m	4,860 sq ft
Unit 11	46 sq m	491 sq ft
Total	956 sq m	10,085 sq ft

Units 4F and 11 benefit from large secure yards

Lease & Entry

New full repairing and insuring lease for a term to be agreed. Available for immediate entry.

Service Charge

Each unit contributes toward an estate service charge which covers maintenance of the external facilities, car parking etc.

Services

The premises are connected to mains water, drainage, gas and power. The premise is VAT registered.

EPC

EPC Certificates are available on request.

Viewing & Further Information

For further information or to arrange a viewing please contact the letting agents:

Cameron Whyte
07789 003 148
cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612

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07748 704 734
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