

Forties Commercial Campus Rosyth

Available to Let
Warehouse
4,792 sq ft



Large secure yard



Maximum eaves 7.7 m



Three phase power



Translucent roof panels

Forties Commercial Campus

Europarc Rosyth KY11 2WP



Description

The premises comprise a prominent end terrace industrial unit which benefits from a large secure yard. The building is of steel frame construction with insulated steel cladding under a pitched roof. Internally the property offers modern industrial / warehouse accommodation which benefits from a minimum eaves height of 5.95m rising to 7.70m. The property also benefits from excellent natural daylight via translucent roof panels, vehicular access via an electric roller shutter door, male / female WC facilities and three phase electricity supply.

The yard 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.

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EPC

EPC is available upon request.

Terms

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Viewing / Further Information

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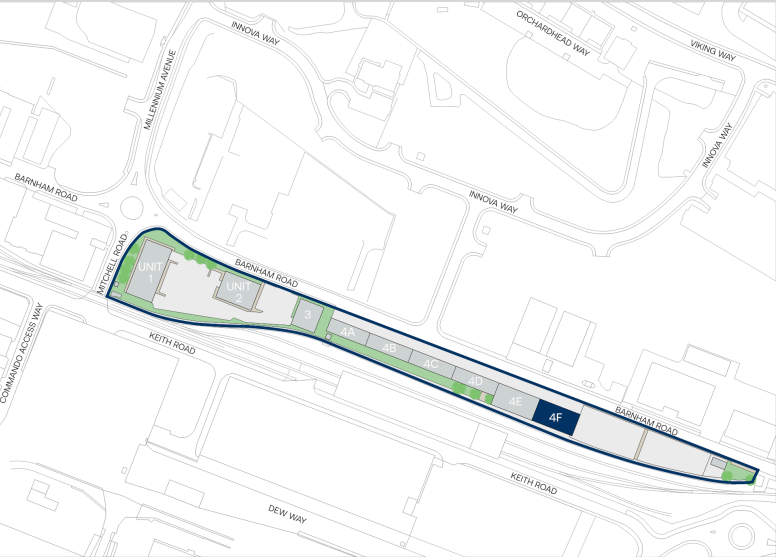
VAT

VAT will be payable where applicable.

Legal Costs

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

Ryden
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 4F & 11	Warehouse	4,792	Under offer
Total		4,792	

Mileway