

TO LET

**HIGHLY PROMINENT
INDUSTRIAL / TRADE COUNTER UNITS**



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

**UNIT 4C
274 SQ M (2,946 SQ FT)**

**PROMINENT
LOCATION**

**SUITABLE FOR A
VARIETY OF USES**



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

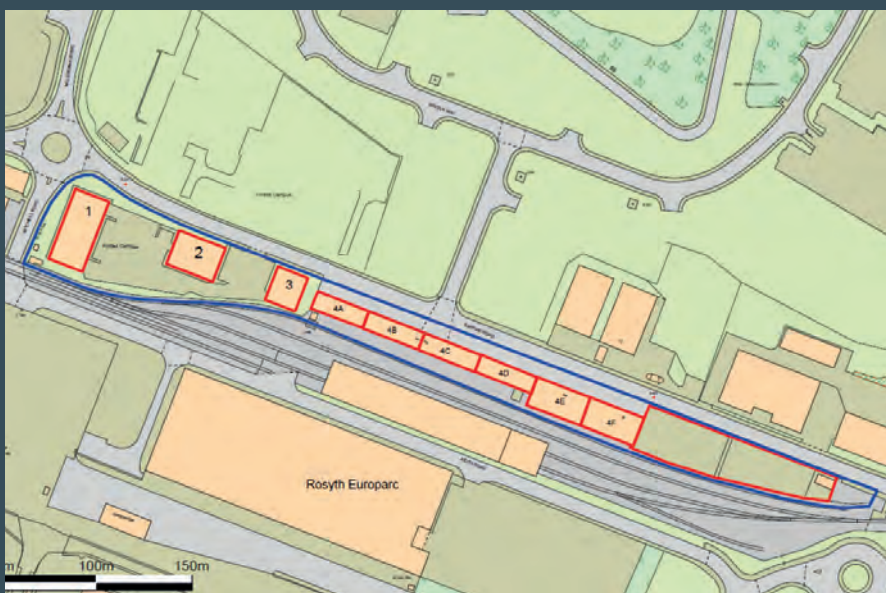


Indicative Internal Photo

Accommodation

Below is a list of the current available units

Unit	SQ M	SQ FT	Rateable Value	EPC
4C	274	2,946	£14,200	E



Indicative Internal Photo

Lease & Entry

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

Services

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

Service Charge

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

EPC

EPC Certificates are available on request.

Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Viewing & Further Information

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

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