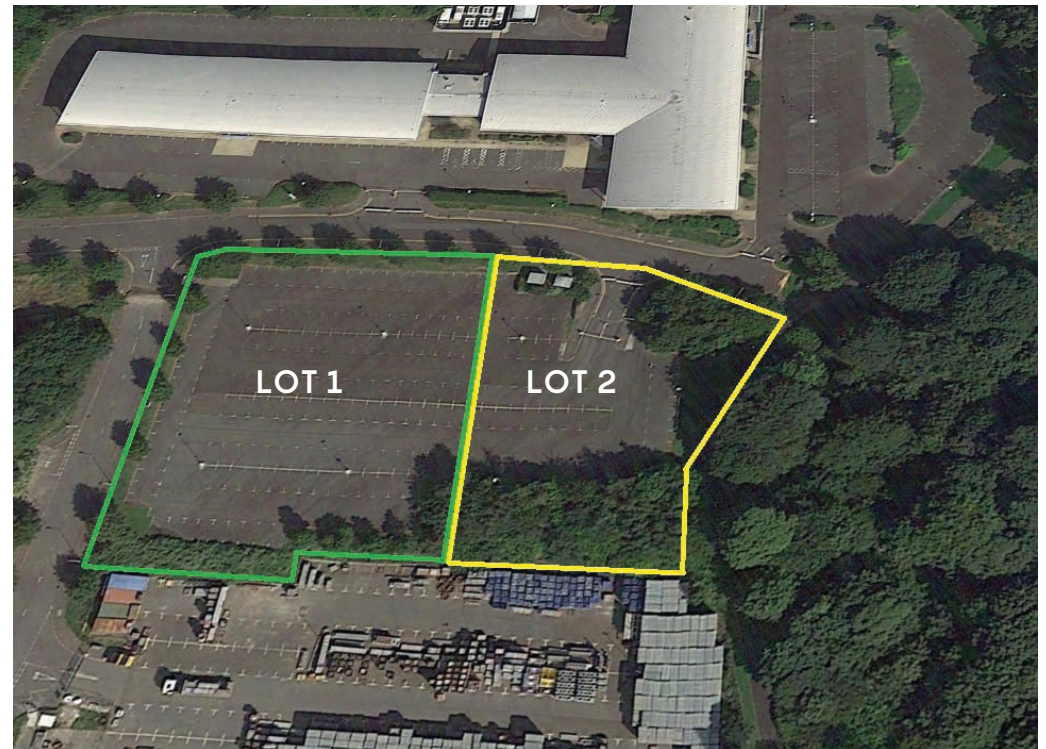
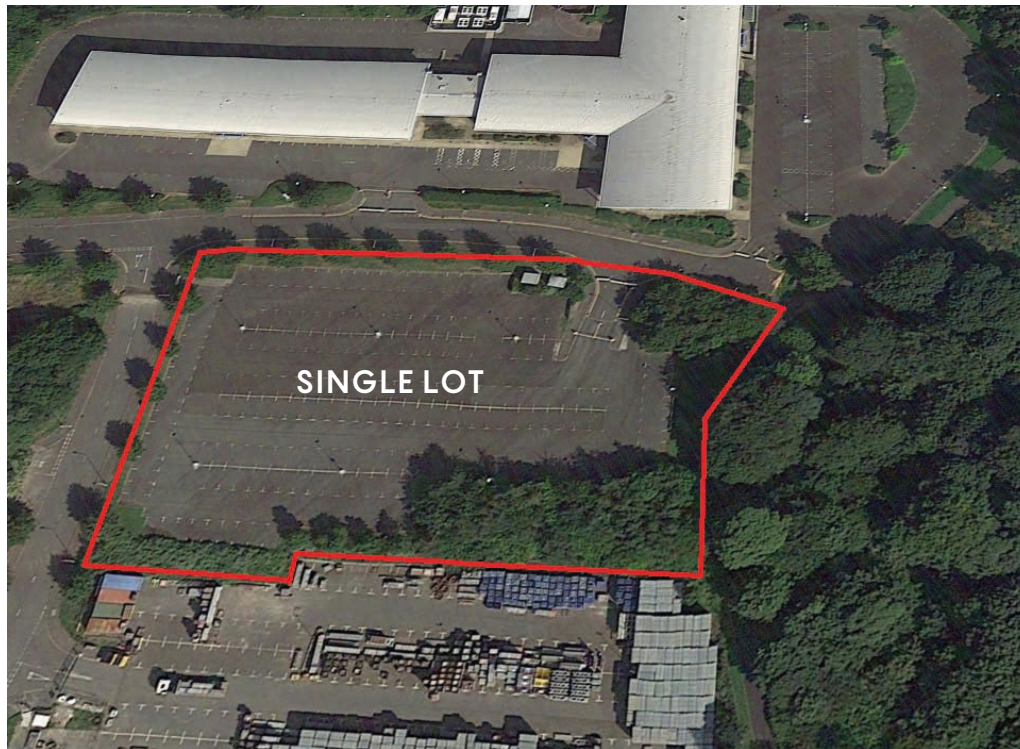


TO LET

CAR PARK/INDUSTRIAL YARD



Industrial Yard, Dundas House,
Viking Way, Rosyth,
Fife, KY11 2UU

- Excellent location in close proximity to the Queensferry Crossing and M90.
- Car park/Industrial yard extending to approximately 1.6 acres.
- Available as a whole or two separate lots:
 - Lot 1: 0.94 Acres
 - Lot 2: 0.66 Acres
- Available for Immediate Occupation



LOCATION

Located in close proximity to the Queensferry Crossing and the M90, Rosyth occupies a key position within Scotland's central belt. The town is particularly well established for its' easy access to the Scottish motorway networks, connecting to Scotland's four major cities, with Edinburgh being within a 20 minute drive.

Rosyth itself has undergone a significant regeneration in recent years, most notably with the Queensferry One scheme - the largest remediation and demolition project in Scotland in recent years, and now being regenerated to host world-leading marine, energy, defence engineering and manufacturing businesses. Rosyth's regeneration plans aim to make the immediate vicinity an established hub for businesses looking to scale their operations or improve supply chain efficiencies across the central belt and beyond.



More specially, Dundas House is situated on the northern side of Viking Way within Inova Campus forming part of the Rosyth Europarc. The subjects benefit from a prominent and highly visibly roadside location and also benefit from excellent public transport links allowing connectivity between the local areas and the main cities of Edinburgh and Glasgow. Nearby occupiers include Sainsbury's Bank, SRJ Windows and QuinetIQ.

DESCRIPTION

The subjects comprise a tarmacadam surfaced and enclosed car park and are offered to let in its existing form for use as car parking. In addition they are found suitable for industrial yard and storage purposes.

Furthermore, the subjects are available as a whole but has the potential for sub division to create two separate yard areas with independent access.

Further details available upon request.

SITE AREA

Our determination of site area has been calculated utilising digital ordnance survey mapping systems; we estimate the subjects extend to the following approximate gross external area:

Lot 1: 0.94 Acres
 Lot 2: 0.66 Acres
 Subjects as a single lot: 1.6 Acres

RENT

P.O.A

LEASE TERMS

The premises are available for immediate occupation on a new full repairing and insuring lease. Additional information on the quoting terms are available on request.

RATEABLE VALUE

Will require reassessment upon occupation.

LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



Duncan Fraser
 Associate
 duncan.fraser@g-s.co.uk
 07769 377 431



Murdo McAndrew
 Surveyor
 murdo.mcandrew@g-s.co.uk
 0131 240 5311

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.
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6. Date of Publication: January 2023