



TO LET

Unit 10
Barham Road
Rosyth
KY11 2XB

1,466 sq ft – 3,171 sq ft (137 – 294 sq m)

Large dedicated yard – site area of 0.54 acres (0.22 ha.)



LOCATION

The property is located on Barham Road on the outskirts of Rosyth Dockyard, the unit is ideally situated to serve Fife, Edinburgh and the Central Belt through its immediate access to the M90 and Queensferry Crossing.

DESCRIPTION

Unit 10 comprises of two buildings within a secure 0.54 acre (0.22 ha.) yard. The warehouse has a pitched roof and suspended ceiling throughout, with office accommodation, storage and access doors for a single vehicle to the rear of the property. The Nissen hut provides storage opportunities, however, there is opportunity to remove it subject to lease terms.

AREAS

Units measured in accordance with the RICS Code of Measuring Practice (6th Edition) and have the following Gross Internal Areas:

Unit	SQ FT	SQ M
Warehouse	1,476	137
Nissen Hut	1,695	157
TOTAL	3,171	294

TERMS

Our client is seeking to lease the property on an FRI basis, terms to be agreed.

RATEABLE VALUE

According to the Scottish Assessors website, the property has a Rateable Value from April 2023 of £23,100.

VAT

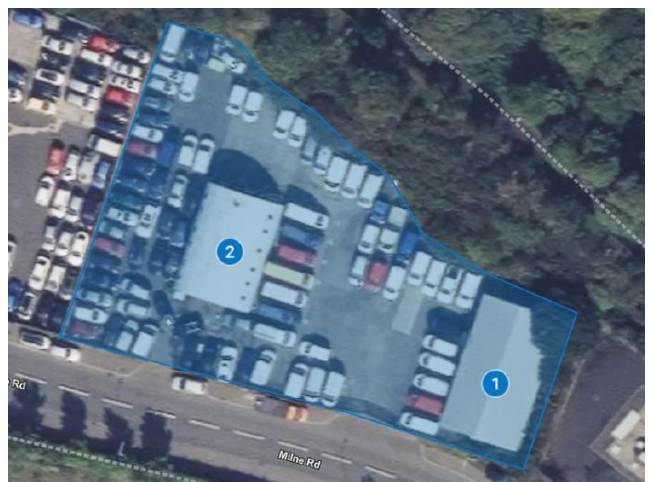
Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

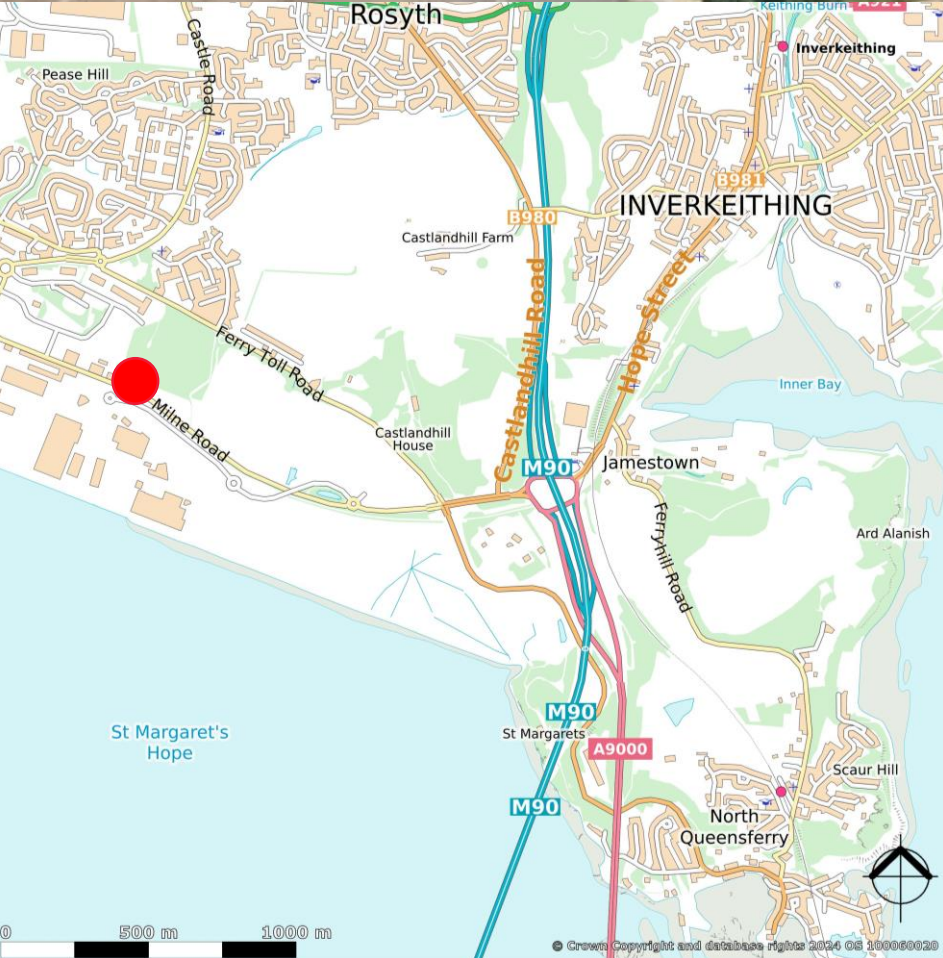
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. For the avoidance of doubt the tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

A copy of the EPC Certificate can be provided upon request.





Viewing & Further Information

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