

# TO LET

## PROMINENT INDUSTRIAL UNIT WITH LARGE SECURE YARD



Indicative internal photo

### UNIT 4F

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

488 SQ M  
(5,251 SQ FT)

SECURE YARD EXTENDING  
TO 0.54 ACRES

HIGHLY PROMINENT  
LOCATION

CLOSE PROXIMITY TO THE  
FORTH BRIDGES

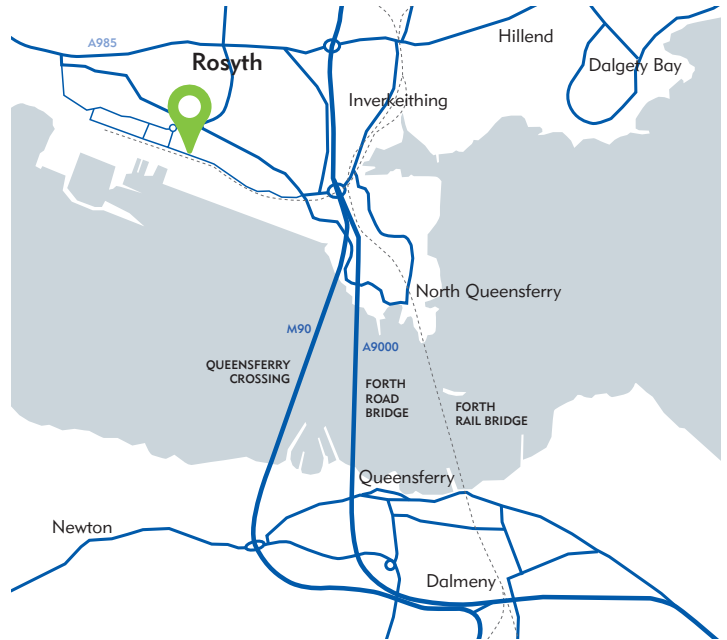
# Location

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

|                           |          |             |
|---------------------------|----------|-------------|
| Main Warehouse            | 452 sq m | 4,860 sq ft |
| Office / Welfare Building | 46 sq m  | 491 sq ft   |
| Total                     | 498 sq m | 5,351 sq ft |

In addition the property benefits from a large secure yard which extends to 0.54 acres.

## 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.

## Viewing & Further Information

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

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