

Industrial Unit - To Let

CBRE

Unit 10 Barham Road, Rosyth

Dunfermline, KY11 2XB

1,695 – 3,707 sq. ft



Location

The property is located on Barham Road on the outskirts of Rosyth. Located on the northern shores 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.

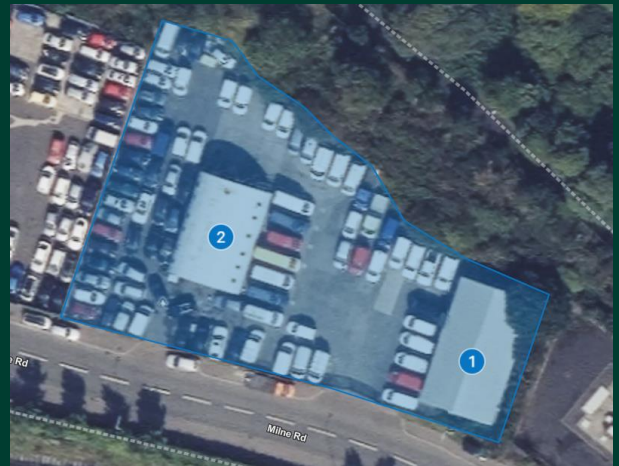
Description

Unit 10 comprises of two buildings within a secure $\frac{1}{2}$ acre 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.

Accommodation

Units measured in accordance with the RICS Code of Measuring Practice (6th Ed.) and have the following GIA:

Unit	Area (Sq Ft)	Area (Sq M)
Warehouse	2,012	187
Nissen Hut	1,695	157



Disposal Terms

New FRI Lease terms available at a rental rate of £25,000 per annum plus VAT.

Rateable Value

This property has a Rateable Value of £23,100.

EPC

EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Contact Us

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