

Forties Commercial Campus

Dunfermline, KY11 2XB

Warehouse | 4,792 ft²



Large secure yard



Maximum eaves 7.7 m



Three phase power

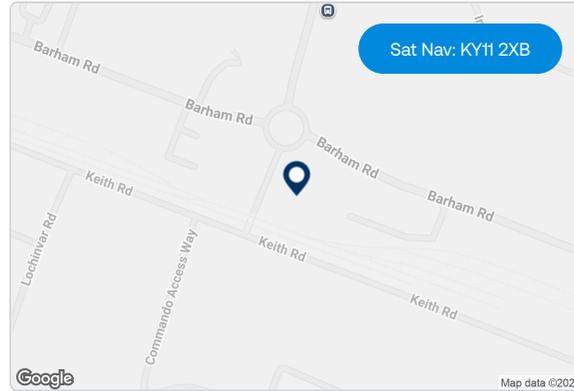


Translucent roof panels

Available to Let

LastMileFirst | [mileway.com](https://www.mileway.com)





Description

The premises comprise a prominent end terrace industrial unit which benefits from a large secure yard. The building is of steel frame construction with insulated steel cladding under a pitched roof. Internally the property offers modern industrial / warehouse accommodation which benefits from a minimum eaves height of 5.95m rising to 7.70m. The property also benefits from excellent natural daylight via translucent roof panels, vehicular access via an electric roller shutter door, male / female WC facilities and three phase electricity supply.

The yard is secured by palisade fencing and is accessible directly from Barham Road. There is also a staff welfare building which provides WC facilities and office accommodation

Location

Rosyth is approximately 4 miles South of Dunfermline and 1 mile North West of the 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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 4F & 11	Warehouse	4,792	Immediately
Total		4,792	

Further information

EPC

Unit 4F & 11 : F

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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