

Forties Commercial Campus

Dunfermline, KY11 2XB

IOS Class 1 and Warehouse | 4,734 - 20,901 ft²



Large secure yard



Maximum eaves 7.7 m



Three phase power

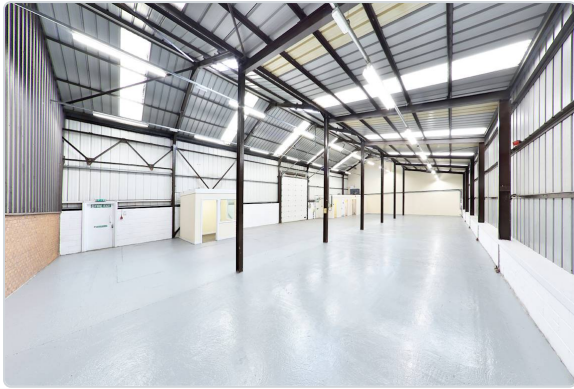


Translucent roof panels

Available to Let

LastMileFirst | mileway.com

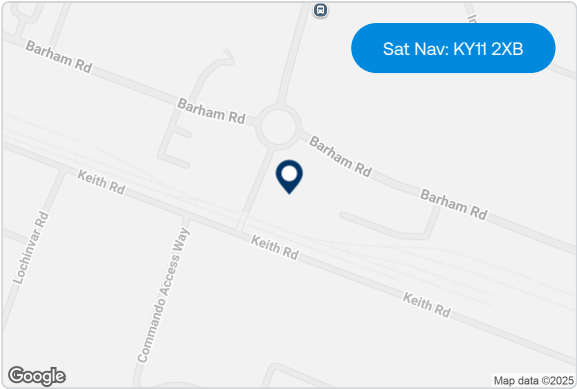




Description

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.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Reduced rent is available on selected units only for a limited time and may vary depending on lease length and agreed terms. Rent may be reviewed and adjusted upon renewal. Full terms and conditions are available on request.

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

[Book a viewing](#)

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Accommodation:

Unit 4E prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4E	Warehouse	4,734	Immediately	3,500	2,170	
Unit 4F	Warehouse	4,792	Immediately	POA		
Unit 11	IOS Class 1	11,375	Under offer	POA		
Total		20,901				

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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