



**Unit 4E Barham Road,  
Rosyth  
KY11 2XB**

**TO LET**

Mid Terrace Industrial Unit in Rosyth Europarc

4,932 sq ft (458 m<sup>2</sup>) with large shared yard

**Preliminary Information**

[www.m7propsearch.co.uk](http://www.m7propsearch.co.uk)

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REAL ESTATE

## Location

The Forties Gateway is strategically located on the northern shore of the Firth of Forth with immediate and direct access to the Queensferry Crossing, A90 and M90. Rosyth is just 4 miles from Dunfermline, which itself is serviced by two railway stations.

In addition, Edinburgh City Centre is just a 20 minute drive from the unit, with Glasgow just 45 minutes away.

Nearby occupiers include Fujitsu, Collins Tyres and Oceaneering.

## Description

The premises comprise a mid-terrace steel portal frame warehouse, beneath a pitched corrugated clad roof incorporating translucent roof panels. Internally the accommodation provides clear span warehouse space together with an office area, kitchen and WCs.

The warehouse benefits from all mains services including 3 phase power and fluorescent lighting. There is one up and over roller door and car parking area to the front. Eaves heights are a minimum of 5.95m and a maximum of 7.70m.



## 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

There is a service charge on the property, which covers maintenance of the external facilities, car parking etc. More information on this can be provided on request.

## Business Rates

The rateable value for the premise is £17,100. Rates payable are £7,968.60.

## EPC

The current EPC rating is C (42).

## Accommodation

Description	Area (Sq ft)	Area (m <sup>2</sup> )	Quoting Rent / Annual Rent
Unit 4E	4,932	458	£7.00 per sq ft £34,524 per annum



## Further Information

Contact one of our joint letting agents:

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