

**INDUSTRIAL / TRADE COUNTER /  
SHOWROOM OPPORTUNITY**



# TO LET

**Unit 1, Fairykirk Road**

Forth Industrial Estate, Fairykirk Road, Rosyth, KY11 2QQ

- › 304 SQ M (3,272 SQ FT)
- › HIGHLY PROMINENT ROAD SIDE LOCATION
- › FULLY REFURBISHED
- › AMPLE CAR PARKING
- › ADJACENT TO JUNCTION 1C OF THE M90 MOTORWAY

[WWW.FORTHINDUSTRIALESTATE.CO.UK](http://WWW.FORTHINDUSTRIALESTATE.CO.UK)

## ➤ Description

The property comprises a highly prominent end terrace property which is suitable for a wide variety of uses such as industrial, trade counter or showroom.

The property benefits from:

- Glazed frontage
- Roller shutter and separate pedestrian access
- 3 phase electrical supply
- Gas supply
- WC facilities
- Translucent Roof Lights
- Ample car parking

## ➤ Location

Rosyth has a resident population of approximately 13,000 and is located 2 miles south of the main town of Dunfermline with a population of approximately 50,000 and continuing to grow with a number of new residential sites being developed.

The port of Rosyth which is 12 miles north of Edinburgh has an established naval base and continues to expand with a number of new Industrial/Commercial units. There are proposals to transform the former 120 acres Ministry of Defence site into a new waterfront area and create around 3500 jobs.

The subjects are situated on the corner of Admiralty Road/Fairykirk Road within a prominent location off the slip road from the M90 which leads to excellent links to the motorway network for central Scotland.







Junction 1C

M90 Motorway

Forth Industrial Estate

EDINBURGH (15 MIN DRIVE)

Belleknowes Industrial Estate

A collection of logos for various services and organizations: KwikFit, Speedy, SEPA (Scottish Environment Protection Agency), plumbstore, and D&G Autocare.

DUNFERMLINE (5 MIN DRIVE)

Admiralty Road



## ➤ Accommodation

We have measured Unit 1 to provide a Gross Internal Area of approximately 304 sq m (3,272 sq ft). Externally the property benefits from excellent yard / car parking.

## ➤ Rateable Value

We are advised by the local Assessor the property currently has Rateable Value of £14,600. Interested parties are advised to make their own enquiries as to the rates payable and any small business rates relief potentially available.

## ➤ Rent

The premises are available to let on a new Full Repairing & Insuring lease for a term to be agreed and a rent of £30,000 plus VAT per annum. Further information on lease terms are available from the joint letting agents.

## ➤ VAT

All rents are quoted exclusive of VAT.

## ➤ EPC

Available on request.



## > Viewings & Further Information

To arrange a viewing or to request further information, please contact the joint letting agents;

### FALCONER PROPERTY CONSULTANTS

Colin Devine

☎ 07775863688

✉ [cdevine@falconerproperty.co.uk](mailto:cdevine@falconerproperty.co.uk)



**FALCONER**  
PROPERTY CONSULTANTS

### RYDEN LLP

Cameron Whyte

☎ 07789003148

✉ [Cameron.whyte@ryden.co.uk](mailto:Cameron.whyte@ryden.co.uk)

# Ryden

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