



- **Prominent location on Fairykirk Road**
- **LAST REMAINING UNIT**
- **Close to junction 2 of the M90 Motorway**
- **Extends to 244.62 sq m (2,632 sq ft)**
- **Located close to amenities**
- **Parking readily available**
- **Office / Showroom**

VIEWING & FURTHER INFORMATION:

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TO LET

SHOWROOM / OFFICE SPACE



24 Fairykirk Road, Rosyth, Fife, KY11 2QQ

LOCATION

The subject premises are located on the north east side of Fairykirk Road, Rosyth. Rosyth itself lies within south Fife within close proximity to the Firth of Forth adjacent to the Forth Road and Rail Bridge and benefits from easy access to the A90 which in turns connects both the M90 and M8 motorway networks. Fairykirk Road is situated adjacent to Junction 2 of the M90 motorway with direct access taken from Admiralty Road. The premises lie within close proximity to Belleknowes Industrial Estate with occupiers including Plumbstore, Iron Mountain and Muirs.

DESCRIPTION

The property comprises a stand alone two storey industrial/business unit which is multi let. The property benefits from ample yardage and expansion land. The property is of steel portal frame construction with insulated profile clad walls, under a barrel-vaulted roof with concrete floor.

Internally the property is of an open plan nature and benefits from male and female toilets, a kitchen area and a communal entrance.

ACCOMMODATION

We have calculated the net internal floor areas as follows:

Floor	Accommodation	Area (sq m)	Area (sq ft)
First	Showroom / Office	244.62	2,632
Total		244.62 sq m	2,632 sq ft

PRICE

Price on application.

RATEABLE VALUE

The subjects will require to be reassessed on entry.

EPC

Released on application.

VAT

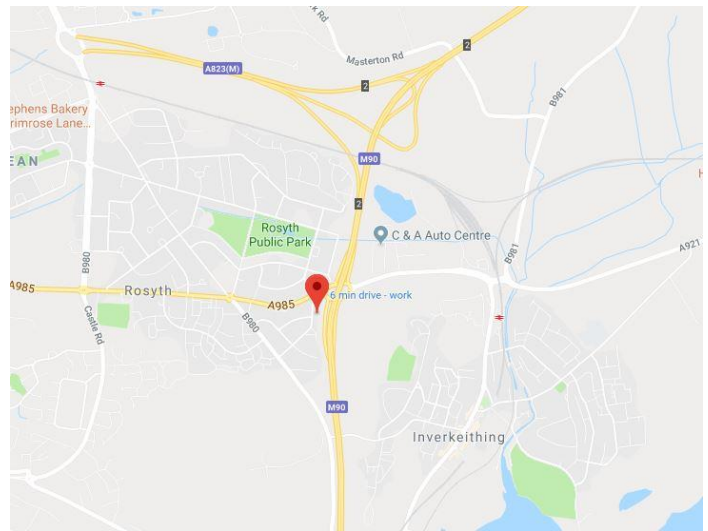
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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