

TO LET

INDUSTRIAL UNIT

Unit 1, 24 Fairykirk Road, Rosyth, Fife, KY11 2QQ



- **Prominent location on Fairykirk Road**
- **LAST REMAINING INDUSTRIAL UNIT**
- **Close to junction 2 of the M90 Motorway**
- **Extends to 185.83 sq m (2,000 sq ft)**
- **Roller shutter door**
- **Dedicated parking**
- **100% rates relief**

VIEWING & FURTHER INFORMATION:

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TO LET

Industrial Unit



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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 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 unit and benefits from male and female toilets and private office space.

ACCOMMODATION

We have calculated the net internal floor areas as follows:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground	Industrial Unit	185.83	2,000
Total		185.83 sq m	2,000 sq ft

RENTAL

Our client is seeking a rental of £11,500 per annum exclusive of VAT. Service charge and insurance are separately apportioned.

RATEABLE VALUE

The current rateable value is £9,000.

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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