



Unit 4, Dundas House, Viking Way, Rosyth, KY11 2UU  
 NEW MIXED USE DEVELOPMENT PROVIDING BUSINESS AND LIGHT INDUSTRIAL UNITS

Tenure	To Let
Available Size	1,642 sq ft / 152.55 sq m
Rent	£12,300 per annum ex VAT
Business Rates	The subject will require reassessment for rating purposes.
EPC Rating	Upon enquiry

**Key Points**

- PROMINENT POSITION FRONTING VIKING WAY AND FERRY TOLL ROAD
- DIRECT ACCESS TO M90 MOTORWAY
- AVAILABLE NOV 2024
- CLASS 4, 5 & 6 CONSENT
- WITHIN MINS OF QUEENSFERRY CROSSING

# Unit 4, Dundas House, Viking Way, Rosyth, KY11 2UU

## Description

Dundas House will provide new mixed use light industrial/business units of steel portal frame construction with block walls and insulated profile cladding infill under an insulated profile clad roof.

Each unit will have concrete floors, fluorescent strip lighting, electric roller shutter vehicular access doors as well as a pedestrian door, with toilet facilities and staff area.

The subjects offer excellent provisions of on-site parking with additional on street parking adjacent.

## Location

Dundas House is located on the north east side of Viking Way within the established Innova campus at Rosyth Europarc/Industrial Estate and lies on the southern periphery of Rosyth, approximately 5 miles to the south of Dunfermline city.

The area is a well established business location and is considered Scotland's gateway to Europe due to its deep water port and ferry terminal which acts as the heart for European freight and has recently been granted Scotland's first green free status.

The location is adjacent to Junction 1 of the M90 motorway and offers excellent road network links with access to Edinburgh (15 miles) to the South and Perth (35 miles) and Dundee (50 miles) to the North via the M90. The A92 is accessible via the M90 motorway which provides access to the wider Fife Region with Kirkcaldy (20 miles) and Glenrothes (25 miles) to the East. Edinburgh Airport lies approximately 15 minutes drive time from the subjects and the area is well served by the national rail network with nearby stations at Inverkeithing and Rosyth.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Unit 4 - 152.5 sq m (1,642 sq ft)

## Terms

The premises are available on new full repairing and insuring terms at a rental of £12,300 per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

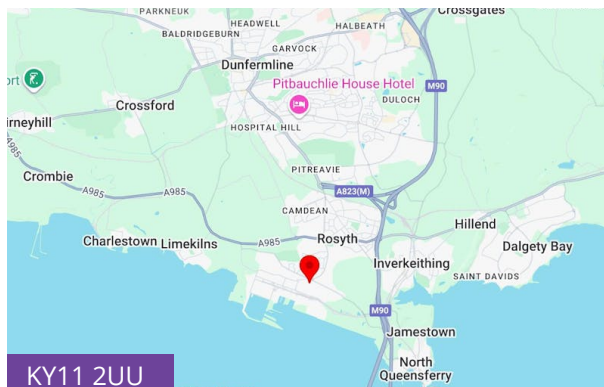
Rateable Values will require to be assessed upon completion/occupation. Any enquiries should be made directly to the Fife Assessor.

## Service Charge

Further details are available on request.

## Energy Performance Certificate

EPC documentation will be available upon request.



## Viewing & Further Information



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