

**TO LET**



**Unit 5**

# **Forth House**

**24 Fairykirk Road | Rosyth | KY11 2QQ**

- ◆ Modern First Floor Office
- ◆ Well established business location
- ◆ 188 sq m (2,020 sq ft)
- ◆ Available immediately
- ◆ Potential for 100% rates relief

**Rosyth is one of Fife's most established towns and is strategically located to serve Scotland's central belt via the M90 and the Queensferry Crossing.**

Forth House is highly accessibly being located just off junction 1C of the M90 motorway on Fairykirk Road, on the east side of Rosyth's town centre.

The property benefits from excellent public transport links being within close proximity to Inverkeithing Park & Ride, Inverkeithing Train Station and various bus routes on Admiralty Road.



Welcome to

# Forth House

The premises comprise a **modern self contained first floor office** which benefits from a large communal car park.

Internally the property provides open plan office accommodation with 3 separate rooms which benefit from the following specification:

- ◆ Excellent natural daylight
- ◆ Modern timber cladding to the front elevation
- ◆ Independent access / self contained
- ◆ Gas central heating
- ◆ Male and female WC Facilities
- ◆ Kitchen



## Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Net Internal Area of 188 sq m (2,020 sq ft).

## Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised by the local Assessor that Unit 5 has a Rateable Value of £17,500 with rates payable of approximately £8,500 per annum.

Interested parties are advised to make their own enquiries regarding any Small Business Rates Relief Scheme.

## Terms

The property is available on a new Full Repairing & Insuring basis for a term to be agreed and a rental of £23,000 per annum plus VAT. Further information on lease terms is available from the letting agents.

## VAT

All rents will be subject to VAT.

## Energy Performance Certificate

The property has an EPC C rating.



## For further information or to arrange a viewing:

Please contact the letting agents:



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Associate

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