

DM HALL

TO LET

**Flexible Office
Suites**

**Liberty House,
15 Cromarty Court,
Rosyth,
KY11 2YB**



**Suites from 100 sq ft
to 1000 sq.ft**

Property Details

- A range of flexible office suites
- Strategic position with excellent access links
- Ample on site parking provided
- Suites from 100 sq ft to 1000 sq.ft
- All-inclusive rentals from £220 per month plus vat
- Easy in, easy out terms
- Standard furniture provided upon request.

LOCATION:

The subjects are located within Cromarty Campus which forms part of Rosyth Europarc a substantial and long established industrial and business location. They are situated immediately adjacent to the Port of Rosyth and the former naval dockyard and, in addition to this, the surrounding area is characterised by a mix of industrial and office facilities.

The location benefits from excellent road transport links being situated a short distance from the M90 and the area has seen significant improvements since the opening of the Queensferry Crossing in 2017.

The town of Rosyth has been developed around the local naval base on the north bank of the Firth of Forth. Rosyth is situated a few miles to the south of Dunfermline, close to the Queensferry Crossing and the Forth Road and Rail Bridges. The town enjoys good transportation links lying adjacent to the M90 motorway as well as having a branch line railway station on the Fife Circular line connecting into the main Aberdeen to Edinburgh railway at nearby Inverkeithing.

The location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise a two storey building situated in a prominent position within an established industrial / business estate. They have been modernised to provide a series of flexible office suites, benefitting from the following features:-

- Flexible sizing/suites
- Secure shared entrance
- Suspended ceilings incorporating modern lighting
- Electric central heating
- Shared kitchen facility
- Ladies and gents toilet facilities
- Standard furniture if required

ACCOMMODATION:

A selection of the accommodation is as follows:

SUITE	SIZE (SQ FT)	NO OF PERSONS	AVAILABILITY
Suite 3	190 sqft	3 person	Available
Suite 7	100 sqft	1-2 person	Available
Suite 9	450 sqft	8 person	Available
Suite 11	260 sqft	5 person	Available

LEASE TERMS:

The subjects are offered on an all-inclusive basis, including service charge, utilities, superfast 1GB internet and standard office furniture (if required).

The incoming tenants will be responsible for any rates liability pertaining to the subjects.

12-month licence agreements provide flexible occupancy which will continue quarterly thereafter until either party serves 3 month notice to quit.

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RICS

RENTAL:

Rentals from £220 per month plus VAT

RATEABLE VALUE:

Each suite has been individually assessed for Rates purposes. Confirmation of each specific Rateable Value can be obtained through the letting agents.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING:

Strictly by appointment through the sole marketing agents.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish legal format to the following office.

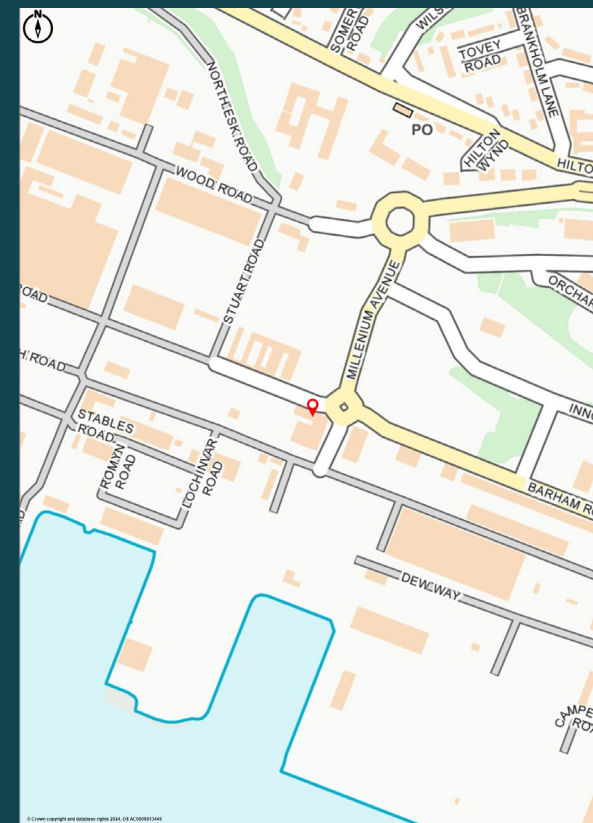
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

DATE OF ENTRY:

By agreement.



Make an enquiry

Leigh Porteous

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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