



Unit 2, 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 2, 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 2 - 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

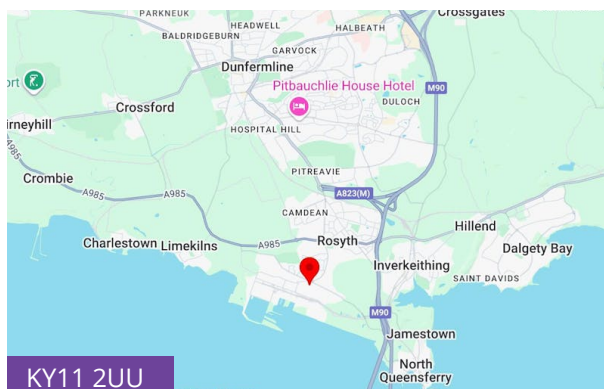
Rateable Values will require to be assessed upon completion/occupation. Any enquiries should be made directly to the Fife Assessor.

Service Charge

Further details are available on request.

Energy Performance Certificate

EPC documentation will be available upon request.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk



Michael Clement
01382 225517 | 07788 661 358
michael@westportproperty.co.uk



These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 27/02/2025