

lot 68

Arrol House, Innova Campus, Rosyth Europarc
Rosyth, Near Dunfermline, Fife KY11 2UU

Vacant Possession

Heritable Office Investment

- Situated in established office and business park location
- Approximately 1,968.00 sq m (21,184 sq ft)
- Asset management opportunities
- Of interest to investors and owner occupiers
- Low capital value on guide price



On behalf of Administrators



Location

Miles: 3½ miles south of Dunfermline
 13 miles north-west of Edinburgh
 40 miles north-east of Glasgow
 Roads: A985, A90, M90 (Junction 1)
 Rail: Rosyth Railway Station
 Air: Edinburgh Airport

Situation

The property is situated on the northern side of Viking Way within Innova Campus on the well located Rosyth Europarc adjacent to the Forth Road Bridge and Rosyth Ferry Terminal. The property benefits from excellent access to the M90 Motorway and the Forth Bridge leads to Edinburgh city centre.

The Forth Replacement Crossing Project is under construction due to complete in 2016. A new motorway will connect the bridge to the A90/M90 Motorway incorporating a junction enhancement at Ferrytoll which will lead directly to Innova Campus.

Description

The property comprises modern open plan office accommodation on the ground and first floors. The accommodation was originally fitted out to a high standard including raised floors, suspended ceilings, air conditioning and an eight person passenger lift. The property benefits from a site area of approximately 0.59 hectares (1.46 acres) and car parking for approximately 65 cars.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

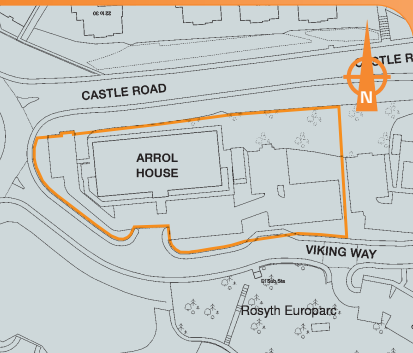
Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	984.00 sq m	(10,592 sq ft)	VACANT POSSESSION
First	Office	984.00 sq m	(10,592 sq ft)	
Totals		1,968.00 sq m	(21,184 sq ft)	



For further details please contact:

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