

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

lot 69

### Heritable Office Opportunity

- Situated in established office and business park location
- Approximately 1,958.68 sq m (21,084 sq ft)

- Asset management opportunities
- Of interest to investors and owner occupiers
- Low capital value on guide price

**Vacant Possession**



**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 0.55 hectares (1.36 acres) and car parking for approximately 73 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	979.34 sq m	(10,542 sq ft)	<b>VACANT POSSESSION</b>
First	Office	979.34 sq m	(10,542 sq ft)	
<b>Totals</b>		<b>1,958.68 sq m</b>	<b>(21,084 sq ft)</b>	

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**DENTONS**

### Seller's Solicitors:

**Shepherd and Wedderburn LLP**  
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