

Forties Commercial Campus

Dunfermline, KY11 2XB

IOS Class 1 and Warehouse | 4,734 - 25,835 ft²



Large secure yard



LED lighting



Three phase power

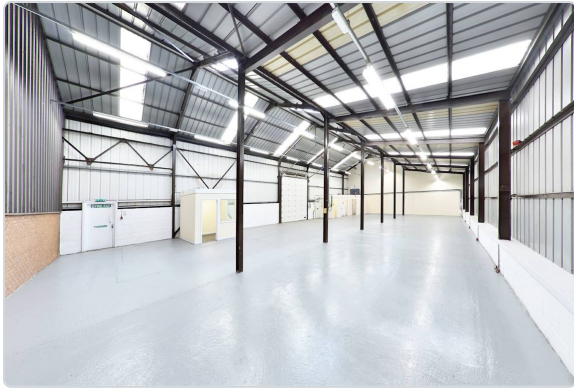


Translucent roof panels

Available to Let

LastMileFirst | mileway.com





Description

Warehouse units to let: 4,734 to 9,593 sq ft

IOS land to let: 11,375 sq ft

The estate comprises a variety of stand-alone and terrace industrial units, with some benefiting from secure private yards. The buildings are of steel frame construction with insulated steel cladding under a pitched roof. Internally they offer modern industrial / warehouse accommodation benefitting from excellent natural daylight via translucent roof panels, vehicular access via electric roller shutter doors, WC facilities and three phase electricity supply.

The IOS yard site is secured by palisade fencing and is accessible directly from Barham Road. There is also a staff welfare building which provides WC facilities and office accommodation

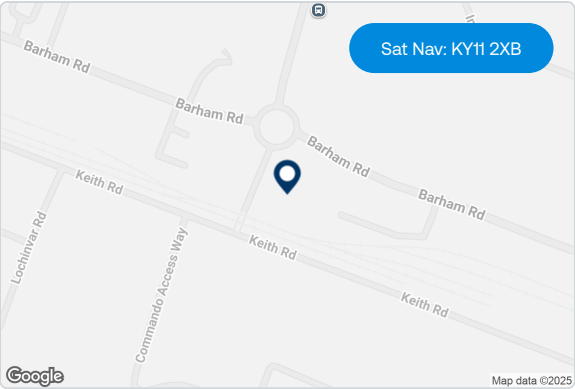
Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Reduced rent is available on selected units only for a limited time and may vary depending on lease length and agreed terms. Rent may be reviewed and adjusted upon renewal. Full terms and conditions are available on request.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.



Location

Rosyth is approximately 4 miles South of Dunfermline and 1 mile North West of the Queensferry Crossing. The properties benefit from a prominent road side location fronting onto Barham Road, Rosyth Europarc's main thoroughfare. Rosyth Europarc is ideally located providing easy access to all areas of Fife via a dedicated slip road on to the M90 motorway which links the central belt to the North of Scotland.



Accommodation:

Unit 4E prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4E	Warehouse	4,734	Immediately	3,500	2,170	A
Unit 4F	Warehouse	4,859	Immediately	POA		F
Unit 11	IOS Class 1	11,375	Under offer	POA		
Unit 2	Warehouse	4,867	Coming soon	POA		
Total		25,835				

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

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