

**TO LET**

## ARROL HOUSE, VIKING WAY, ROSYTH EUROPARC, ROSYTH, KY11 2UU

- Modern, Fully Refurbished Open Plan Office Space
- Located adjacent to Babcock International, Forth Ports and Sainsbury's Bank
- From 465 - 1,992 sq m (5,000 to 21,446 sq ft)
- Available May 2016
- Target EPC "B" Classification



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## LOCATION

Located on the northern shore of the Firth of Forth, Rosyth Europarc occupies a gateway position within the evolving Central Belt area. Edinburgh Airport and Edinburgh City Centre are respectively 15 and 20 minutes by road via the Forth Road Bridge.

Inverkeithing Railway Station and Rosyth Railway Station are a 5 minute drive from Rosyth Europarc which provides a direct link to Edinburgh, Glasgow, Aberdeen and Dundee via the national rail network. Inverkeithing Railway Station also provides a direct link to London via the east coast line.

The Forth Replacement Crossing project is currently underway and on track to be delivered in 2016. This will replace the current Forth Road Bridge as the main crossing for cross-Forth traffic with the existing Forth Road Bridge to be used as a dedicated public transport corridor carrying public transport, pedestrians and cyclists. To the south of the bridge, a new motorway standard road will link the crossing to the A90 and M9 making use of the recently completed M9 Spur. To the north, a new motorway will connect the bridge to the A90/M90, incorporating a junction enhancement at Ferrytoll which will lead directly to Innova Campus.





## DESCRIPTION

Arrol House is currently undergoing an extensive refurbishment which on completion will provide modern open plan office accommodation over two floors. The building is built with facing brick under a slated pitched roof. The main service core is centrally positioned and is accessed via an attractive entrance lobby. The building benefits from a high specification including:

- Fully accessible 220mm raised access floors
- Suspended ceiling with LED lighting
- Floor to ceiling height 2.6m
- 8-person passenger lift
- 4 pipe fan coil internal comfort temperature control
- Male/female and accessible toilets on each floor
- Shower and changing facilities

## ACCOMMODATION

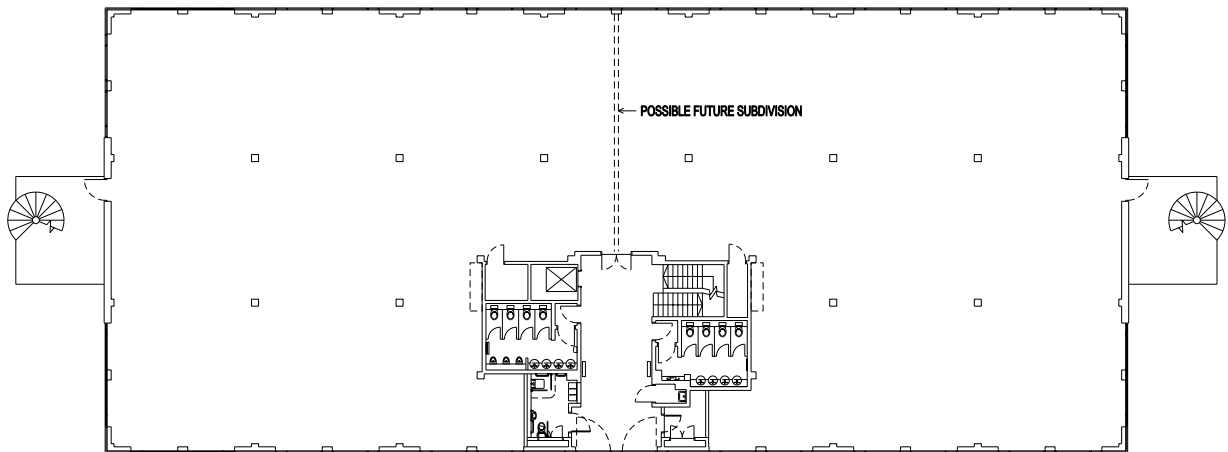
The property has been measured to have the following areas;

Ground Floor	996 sq m	(10,723 sq ft)
First Floor	996 sq m	(10,723 sq ft)
Total	1,992 sq m	(21,446 sq ft)

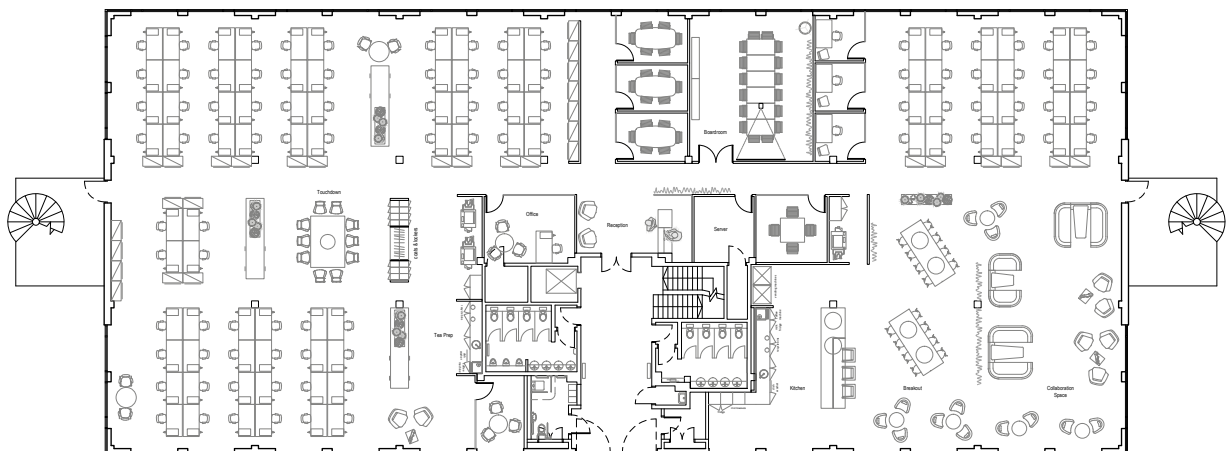
Each floor has the ability to be sub-divided into suites of approximately 465 sq m (5,000 sq ft).

## CAR PARKING

The property benefits from 73 parking spaces along with the benefit of unrestricted on-street parking.



**CURRENT FLOOR PLAN**



**INDICATIVE LAYOUT**



## TERMS

The property is available as a whole, on a floor by floor basis or sub-divided to accommodate smaller requirements for a term to be agreed. Further information is available on request from the sole letting agent.

## BUSINESS RATES

The property will require to be re-assessed. Interested parties are advised to make their own enquiries with the local Assessors.

## VAT

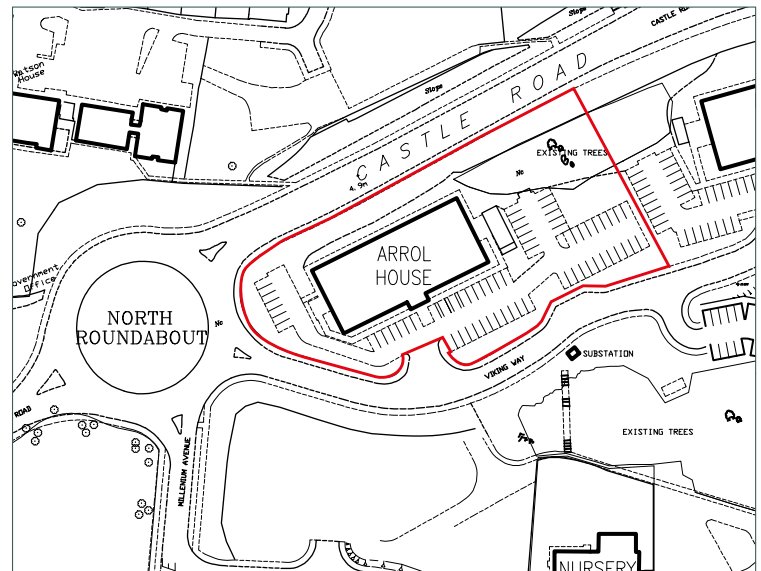
All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

## ENTRY

The refurbishment will be completed in May 2016 and occupation will be available immediately after, subject to the conclusion of legal missives.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Anticipated "B" rating.



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