

TO LET / FOR SALE

WWW.ARROL-HOUSE.CO.UK

# ARROL HOUSE

RENTS NOW  
FROM ONLY

£7.00<sub>psf</sub>

ROSYTH EUROPARC, VIKING WAY  
ROSYTH, FIFE, KY11 2UU

---

Newly Refurbished Open Plan Grade A Office  
Accommodation

---

Located adjacent to Babcock International,  
Lloyds Banking Group, Sainsbury's Bank & Amazon

---

From 465 - 1,992 sq m (5,000 to 21,446 sq ft)

---

Immediate entry available

---

EPC "B" Classification



# LOCATION

LOCATED ON THE NORTHERN SHORE OF THE FIRTH OF FORTH, ROSYTH EUROPARC OCCUPIES A GATEWAY POSITION WITHIN SCOTLAND'S CENTRAL BELT AND FIFE'S EVOLVING BRIDGEHEAD AREA.

A variety of Scotland's diverse engineering, production, finance and technology companies are situated within South West Fife, taking advantage of the diverse working population and excellent proximity to Scotland's key office and industrial districts. Rosyth Europarc is particularly well established for its' easy access to the Scottish motorway networks with direct access to the M90 motorway leading directly to the arterial A9, M8 and M9 motorways.

Edinburgh Airport and Edinburgh City Centre are respectively 20 and 25 minutes by road via the Forth Road Bridge and the Forth Replacement Crossing project is currently underway with completion scheduled for June 2017. The new Queensferry Crossing will be of great benefit to Fife and will prompt further development of the Bridgehead area.

The location also benefits from a range of public transport amenities including both Inverkeithing and Rosyth railway stations which provide trains to Edinburgh, Glasgow, Aberdeen and Dundee via the national rail network. Inverkeithing railway station provides a direct link to London via the East Coast Main Line. In addition, Rosyth Europarc benefits from regular bus services to all major towns and cities along with access to the National Cycle Network.



DESTINATION	DISTANCE (miles)	DRIVING TIME (min)
EDINBURGH AIRPORT	10	20
EDINBURGH CITY CENTRE	13	25
PERTH	30	40
GLASGOW	40	55
GLASGOW AIRPORT	48	60
DUNDEE	52	60

# DESCRIPTION

Arrol House has recently undergone an extensive refurbishment to provide excellent 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, which is detailed in full on the adjoining page.

## MODERN OPEN PLAN FLOOR PLATES



# SPECIFICATION

Two storey newly refurbished Grade A accommodation

Occupational density of 1 person per 8 sq m

Full raised access floors with 220mm clear void

Suspended ceilings incorporating recessed new high efficiency LED lighting

New - 4 pipe fan coil air conditioning system throughout building. The air conditioning is served by new high efficiency boilers and chiller.

Office floor plates fitted with high quality carpet tiles.

New Male, Female & accessible WCs on all floors

2 x shower and changing facility rooms

1 x 8-person passenger lift

73 dedicated car parking spaces with unrestricted on street parking around the building

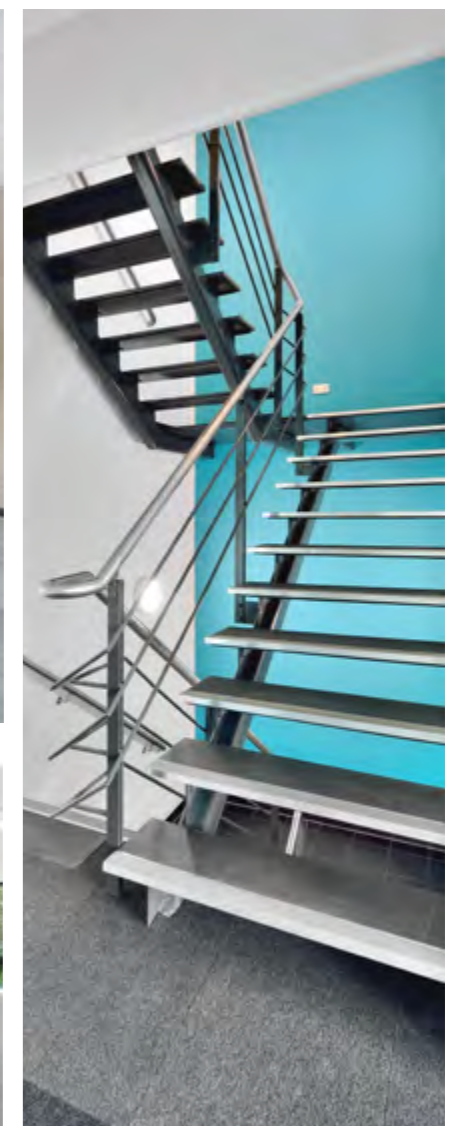
Covered bicycle storage

Fully refurbished entrance lobby

Flexible floor plates which can be sub-divided

EPC - B rating

Indicative monthly electricity and gas costs of £234.45 M Wh



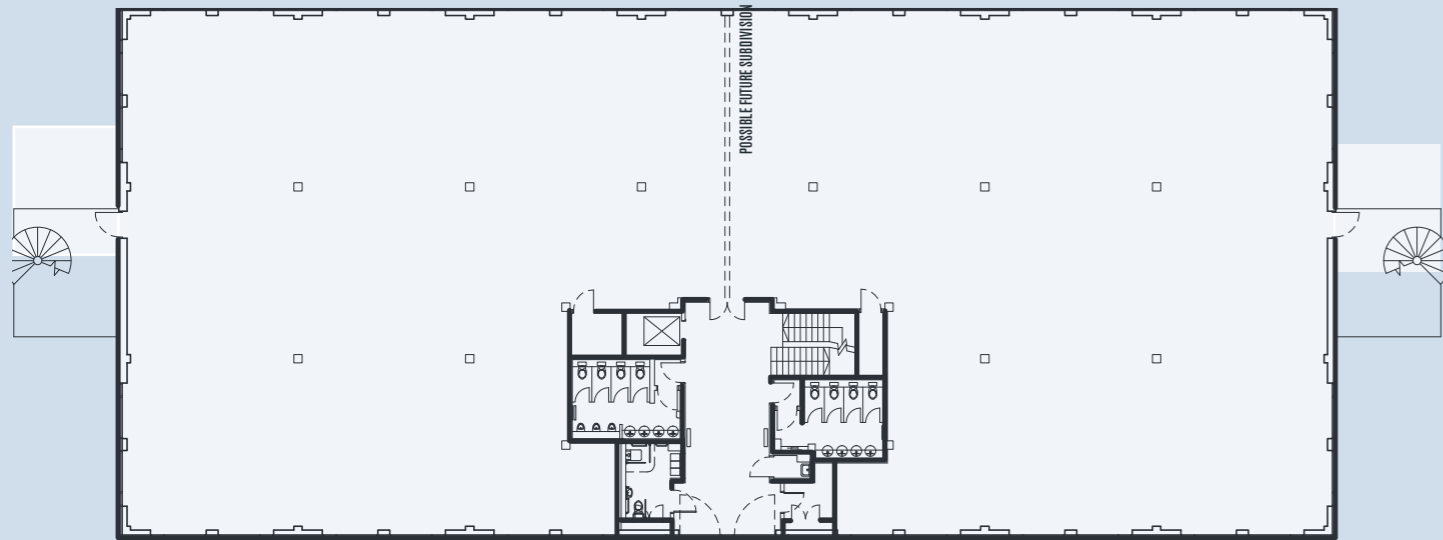
# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to provide the following approximate Net Internal 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

IPMS Areas are available on request

**EACH FLOOR HAS THE ABILITY TO BE SUB-DIVIDED INTO SUITES OF APPROXIMATELY 465 SQ M (5,000 SQ FT).**

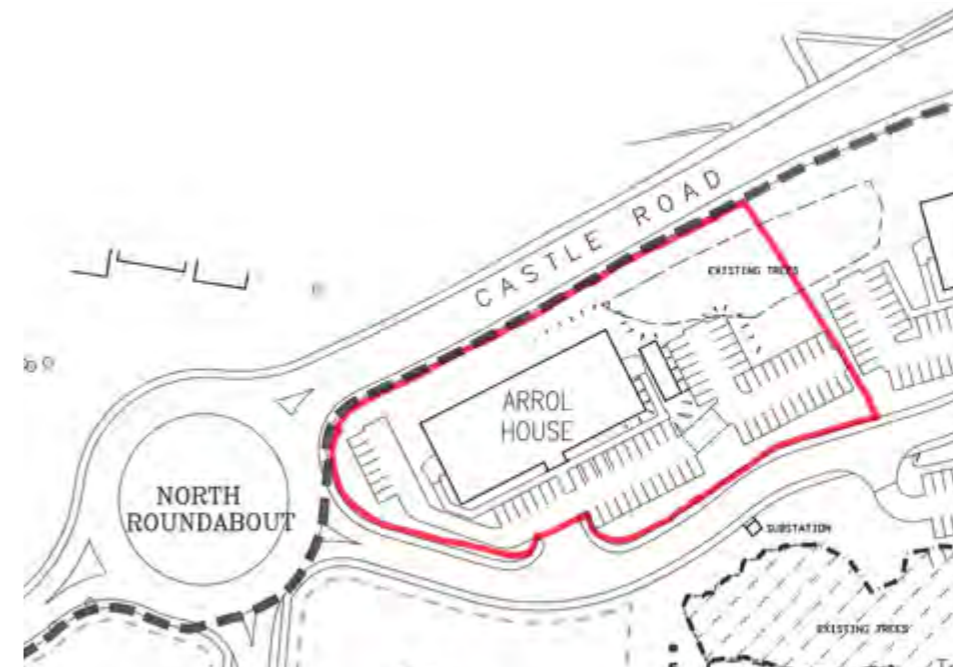


CURRENT FLOOR PLAN



INDICATIVE FITOUT BASED ON 136 DESKS

## SITE PLAN

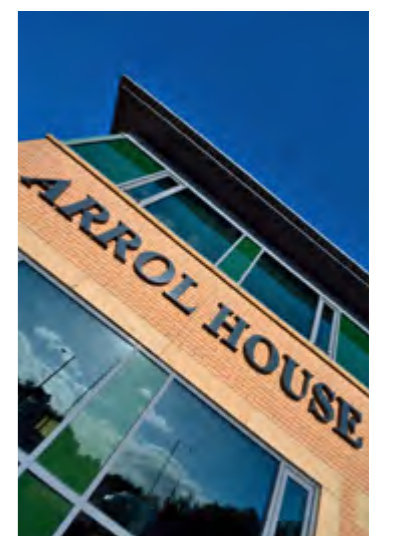


## CAR PARKING

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

## BUSINESS RATES

We are advised the Rateable Value for Arrol House from the 1<sup>st</sup> April 2017 will be £180,000 with Rates Payable (2017/2018) of approximately £88,500 per annum. Interested parties to make their own enquiries with the Local Assessor.



## 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.

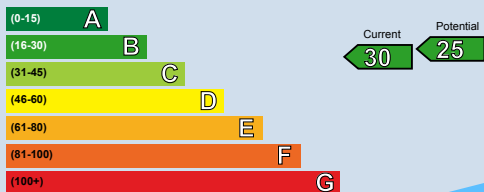
## VAT

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

## ENTRY

Immediate entry available on conclusion of legal missives.

## ENERGY PERFORMANCE CERTIFICATE



## CONTACT

**CAMERON WHYTE**  
cameron.whyte@ryden.co.uk

**PETER I'ANSON**  
peter.i'anson@ryden.co.uk  
**Tel.:** 0131 225 6612

**Ryden.co.uk**  
**0131 225 6612**

**ANGELA LOWE**  
angela.lowe@cbre.com  
**Tel.:** 0131 243 4189

**BEVERLEY MORTIMER**  
beverley.mortimer@cbre.com  
**Tel.:** 0131 243 4179

**CBRE**

[www.arrol-house.co.uk](http://www.arrol-house.co.uk)

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. October 2019

