

TO LET

MODERN OFFICE PREMISES

AQUARIUS COURT, ROSYTH, KY11 2YB



- Suite GF2: 197 sq m (2,120 sq ft)
- Suite 1F1: 203 sq m (2,184 sq ft)
- Modern open plan accommodation
- High quality fit-out available
- 8 dedicated car parking spaces

Ryden.co.uk
0131 225 6612

savills.co.uk/edinburghoffices **savills**
0131 247 3800

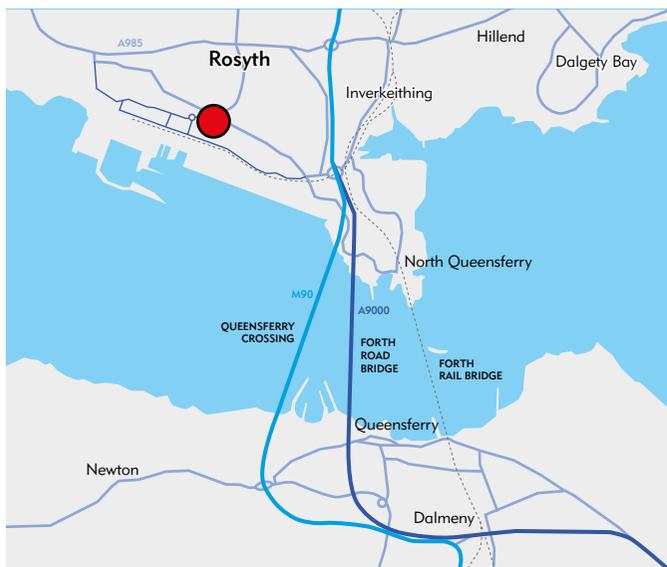
LOCATION

Located on the doorstep of the new Queensferry Crossing, Rosyth occupies a key position within Scotland's central belt to service both Fife and the Lothians.

Rosyth Europarc is particularly well established for its' easy access to the Scottish motorway networks with direct access to the M90 motorway which leads to the arterial A9, M8 and M9 motorways.

Edinburgh Airport and Edinburgh City Centre are respectively 15 and 20 minutes by road via the new Queensferry Crossing and Forth Road Bridges.

Inverkeithing and Rosyth railway stations provide trains 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 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.



DESCRIPTION

Aquarius Court comprises a modern office block arranged over two storeys. Each office provides open plan accommodation which benefits from good natural daylight throughout, with the following specification:

- Gas central heating
- Air conditioning
- Raised access flooring
- Suspended ceiling with LG7 lighting
- Cat 6 Data Cabling
- Secure door entry system
- Kitchen / tea prep facilities
- Male, female and disabled WC facilities
- Shower facilities
- Bike storage

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practise (6th Edition) to provide the following Net Internal Area:

Ground Floor Suite 2	197 sq m	2,120 sq ft
First Floor Suite 1	203 sq m	2,184 sq ft
TOTAL	400 sq m	4,304 sq ft

CAR PARKING

The accommodation benefits from 16 on-site car parking spaces, located to the front of the property.



EXCELLENT NATURAL DAYLIGHT



OPEN PLAN LAYOUT



HIGH QUALITY FIT-OUT



BUSINESS RATES

We are advised by the local Assessor that each suite is currently assessed as follows:

First Floor Suite 1	Rateable Value £16,000
Ground Floor Suite 2	Rateable Value: £14,900

TERMS

The accommodation is available on a new Full Repairing & Insuring basis for a term and rent to be agreed. Further information on lease terms is available from the joint agents.

ENTRY

Entry by mutual agreement and subject to conclusion of missives.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

Energy Performance Certificate (EPC)

The property has an EPC 'D' rating.

VIEWING

Strictly by appointment with the joint letting agents:

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