

Lot 32, Dundas House, Viking Way, Rosyth,

Fife KY11 2UU

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Heritable Former Headquarters Office Building

www.acuitus.co.uk

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Property Information

Heritable Former Headquarters Office Building

- Modern office pavilion extending to 6,444 sq m (69,373 sq ft)
- Subdivision Possible to Create a Multilet Building
- Onsite car parking and additional surface parking on a site adjacent.
- Total Site area of Approximately 2.10 Ha (5.20 acres)
- Nearby occupiers include Sainsbury's Bank, SRJ Windows and QuinetiQ
- Low Capital Value on Guide Price (£8 psf)

Lot

32

Auction

3rd November 2022

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

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

Rosyth, which benefits from positive road, rail and air connections, is an established commercial centre, located on the north bank of the Forth Estuary, 15 miles north of Edinburgh City Centre and only 20 minutes' drive time.

The town has an established office presence with Sainsbury's Bank, Bella & Duke, SRJ Windows and QuinetiQ all within 100m of Dundas House.

The property is situated on the northern side of Viking Way within Innova Campus on the well located Rosyth Europarc adjacent to the Queensferry Crossing. The property benefits from excellent access to the M90 Motorway north towards Perth and south to Edinburgh city centre and the Central Belt motorway network.

Tenure

Heritable. (Scottish Equivalent of English Freehold)

Description

Dundas House comprises two inter-connecting office buildings arranged over ground and first floors providing a total of approximately 6,444 sq m (69,373 sq ft).

Built in 2002 to Grade A specification each building has its own reception area and the office accommodation provides flexible, open plan floor plates. There are approximately 250 on site car parking spaces.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Block	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Block 4	Ground First	Office Office	1,383 sq m 1,416 sq m	(14,886 sq ft) (15,252 sq ft)	VACANT POSSESSION
Block 5	Ground First	Office Office	1,839 sq m 1,807 sq m	(19,794 sq ft) (19,450 sq ft)	VACANT POSSESSION
Total			6,445 sq m	(69,373 sq ft) (1)	

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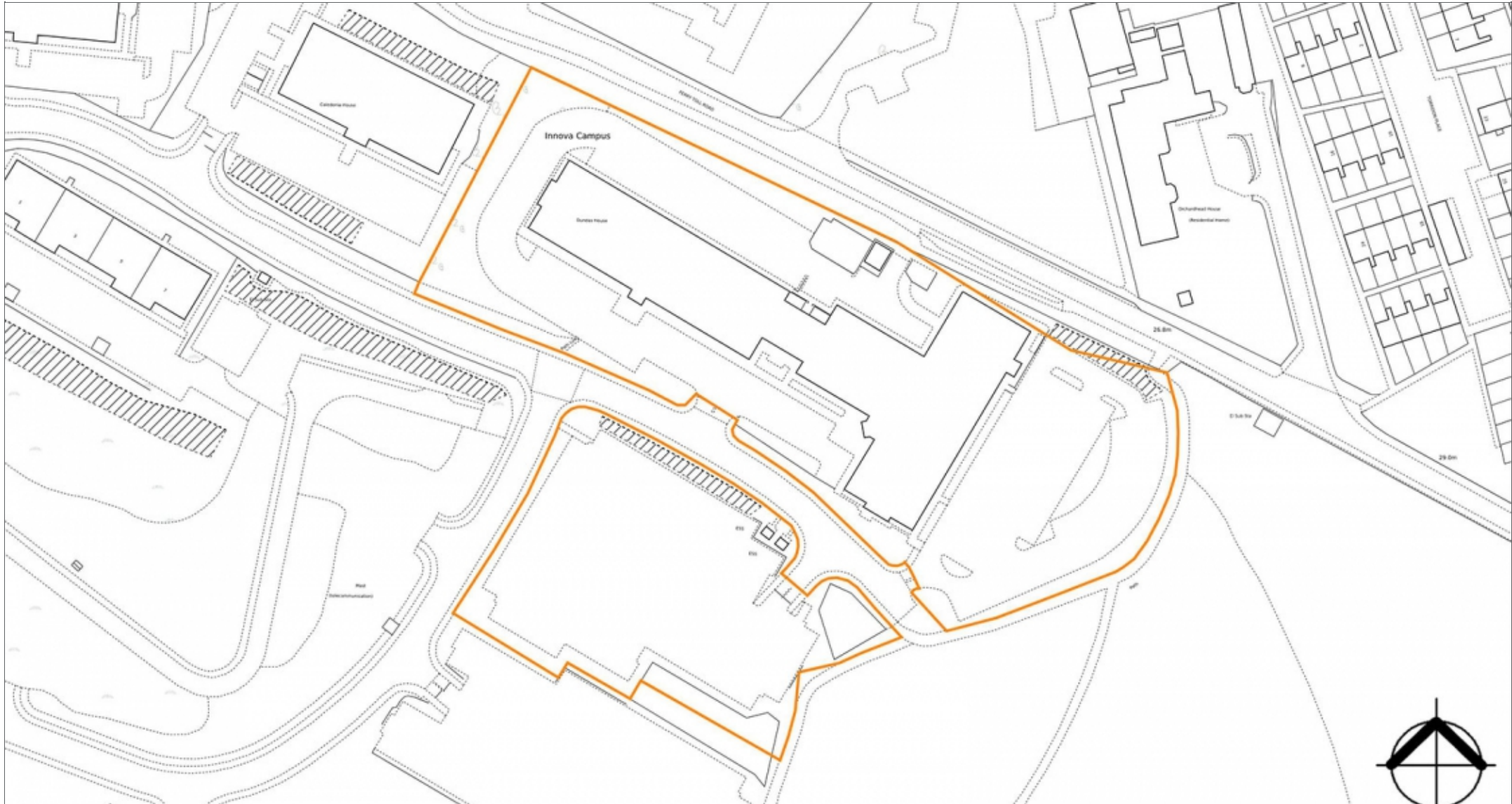


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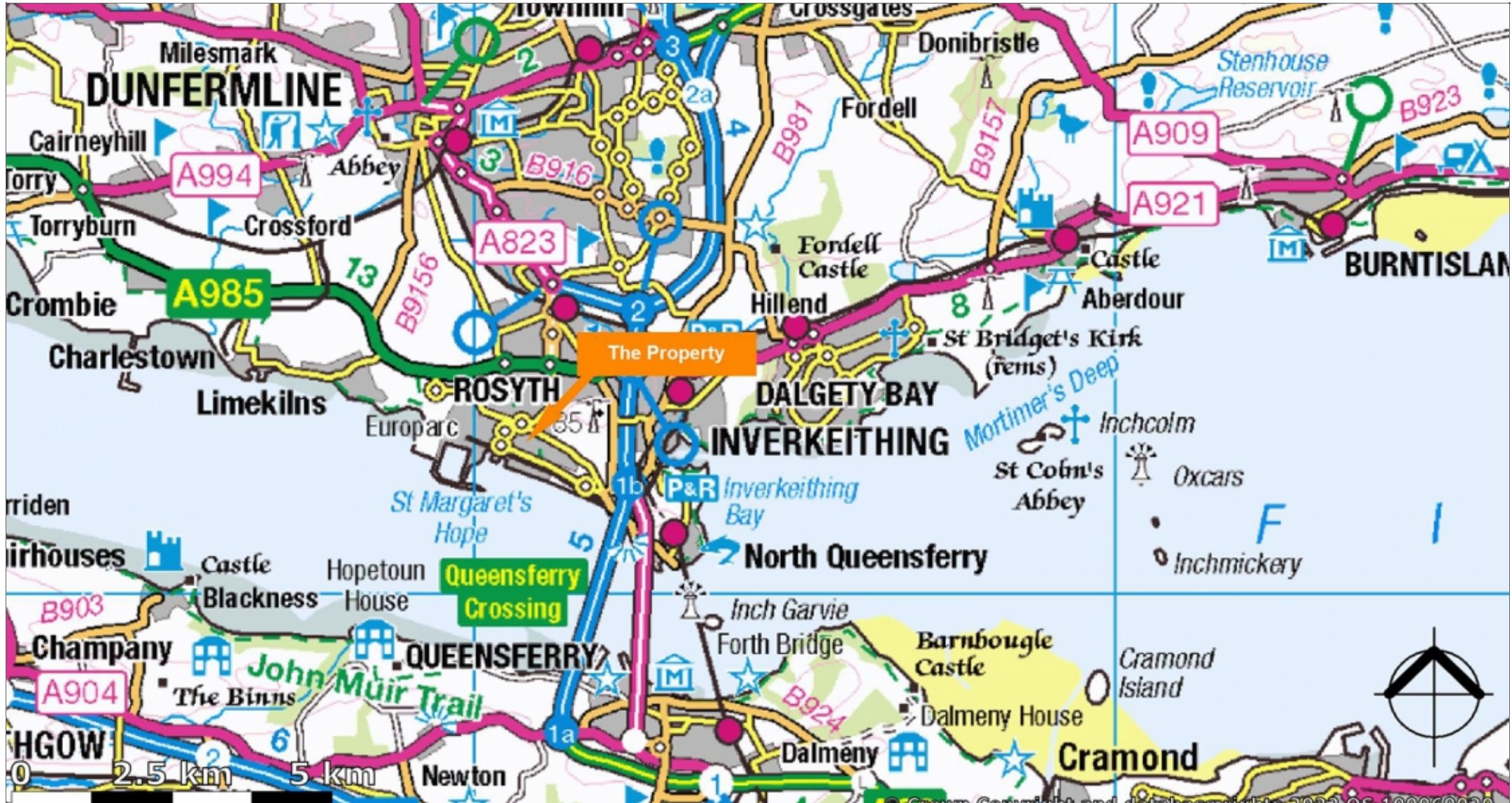
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Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Burness Paull LLP
120 Bothwell Street
Glasgow
Glasgow
G2 7JL

Yvonne Byrne
0141 273 6724
Yvonne.Byrne@burnesspaull.com

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September 2020