

# TO LET

## MODERN OFFICE PREMISES

### AQUARIUS COURT, ROSYTH, KY11 2YB



- 197 - 394 sq m (2,120 - 4,240 sq ft)
- Modern open plan accommodation
- High quality fit-out available
- 16 dedicated car parking spaces

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

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

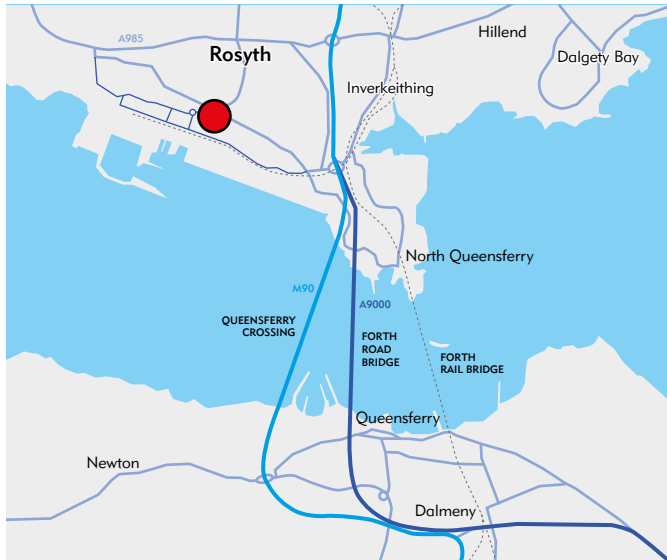
## LOCATION

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 1	197 sq m	2,120 sq ft
Ground Floor Suite 2	197 sq m	2,120 sq ft
<b>Total</b>	<b>394 sq m</b>	<b>4,240 sq ft</b>

The suites are available together or separately.

## EXISTING FIT-OUT

The upcoming accommodation currently benefits from a high quality fit-out which includes glass partitioned offices and meeting rooms, and air conditioning. If an uninterrupted open plan space is required then this fit-out will be removed.

## CAR PARKING

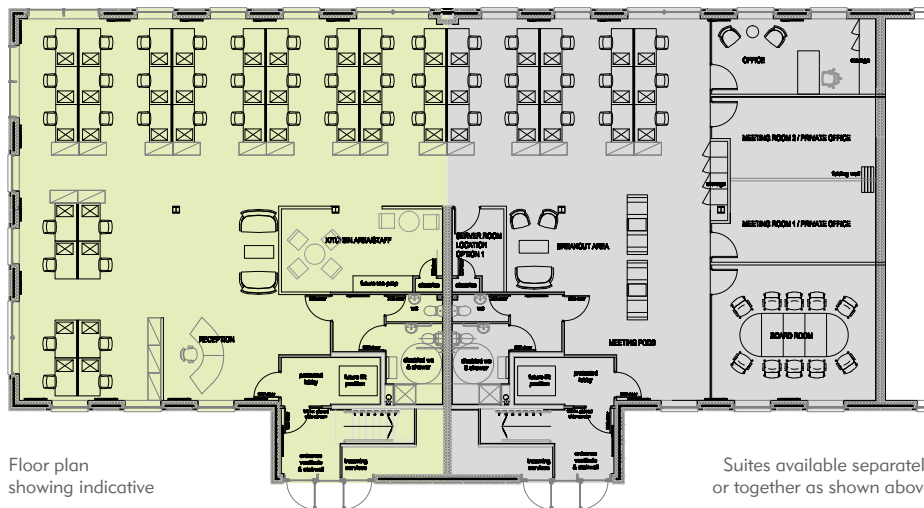
The accommodation benefits from 16 on-site car parking spaces, located to the front of the property.



EXCELLENT NATURAL DAYLIGHT

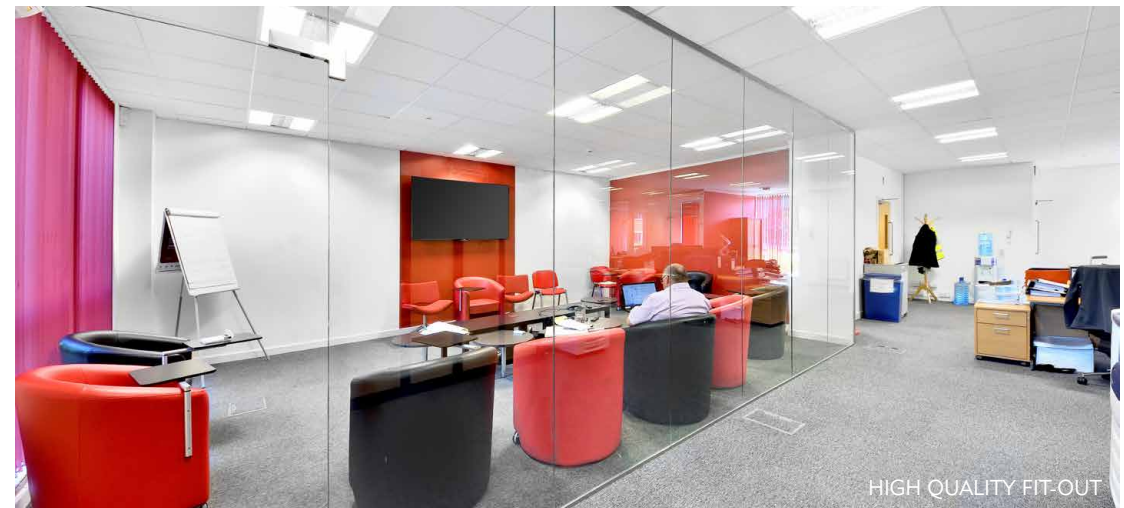


OPEN PLAN LAYOUT



Floor plan showing indicative

Suites available separately or together as shown above



HIGH QUALITY FIT-OUT

## BUSINESS RATES

We have been advised by the local Assessors Department that each office has a Rateable Value in the region of £18,850 with rates payable (2018/2019) of approximately £9,050 per annum. Interested parties are advised to make their own enquiries with the local assessors.

## 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 incoming 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:

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

Ryden LLP

7 Exchange Crescent  
Edinburgh  
EH3 8AN  
Tel: 0131 225 6612

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The Agents 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2018