

TO LET

ARROL HOUSE

Rosyth Europarc | Viking Way
Rosyth | Fife | KY11 2UU



Open plan Grade A office accommodation



Space available from 2,285 – 4,585 Sq ft



Immediate Entry Available



EPC rating "B"

LOCATION

Located on the northern side of the Firth of the Forth, Rosyth Europarc occupies a key position within Scotland's central belt and Fife's growing Bridgehead area.

South West Fife is a premier hub for Scotland's engineering, production and tech sectors. Rosyth Europarc sits at the heart of this region, offering easy access to the M90 and Scotland's broader motorway network. Since the completion of the Queensferry Crossing, the Bridgehead area has seen significant growth, with Edinburgh Airport just a 20 minute drive away via the Forth Road Bridge.

The location also benefits from close proximity to public transport links including Inverkeithing and Rosyth Stations which provide daily trains to Edinburgh, Glasgow, Aberdeen and Dundee. In addition, Rosyth Europarc also benefits from regular bus services and access to the National Cycle Network.



**EASY
ACCESS TO
THE M90**



**CLOSE
PROXIMITY TO
INVERKEITHING
& ROSYTH
STATIONS**



**20 MIN
DRIVE TO
EDINBURGH
AIRPORT**



DESCRIPTION

Arrol House offers modern, open plan office accommodation.

The building is built with facing brick under a slated pitched roof. The available suites are located on the first floor and are available in whole or subdivision is possible.



Refurbished Grade A accommodation



Raised access flooring



Suspended ceilings



LED lighting



4 pipe fan coil air conditioning system throughout the building



WCs located on all floors

SPECIFICATION



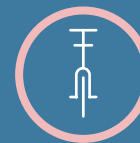
Shower & changing facilities



8-person lift



Large car park with unrestricted street parking around the building



Secure cycle storage



Attractive entrance lobby

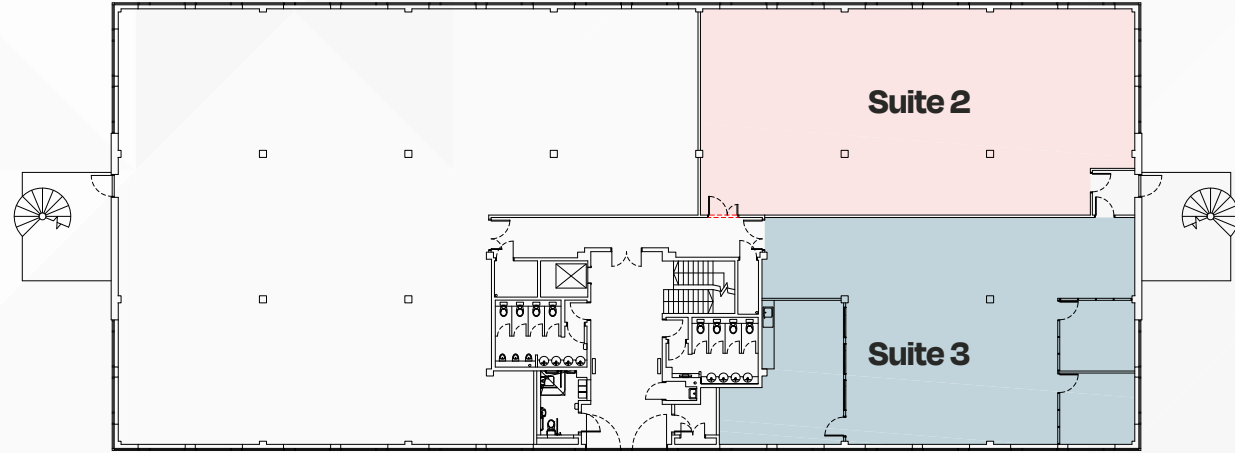


EPC rating B

ACCOMMODATION

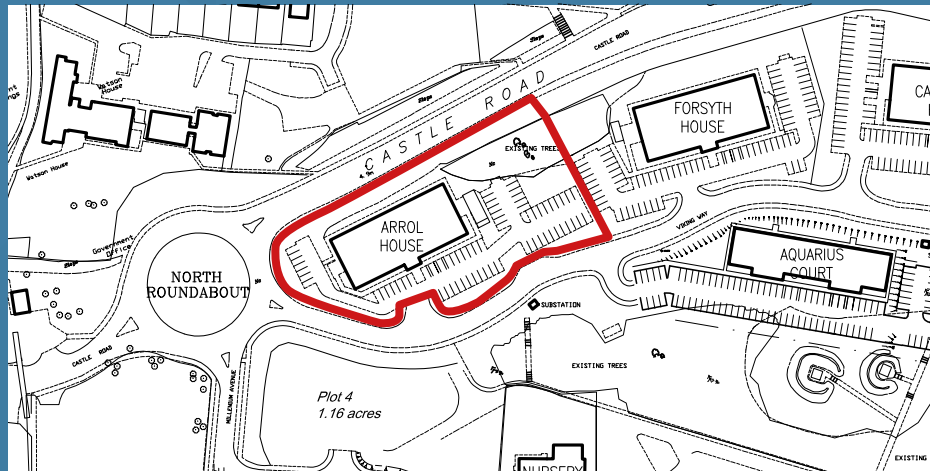
The property has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to provide the following approximate Net Internal Areas:

AREA	Sq m	Sq ft
Suite 2	213.68	2,300
Suite 3	212.28	2,285
Total	425.95	4,585



FIRST FLOOR - PROPOSED SPLITTING LAYOUT

SITE PLAN



RATES

We are advised the Rateable Value for the property is £30,400 with rates payable £15,139 (2026/27) on the whole demise. The premises will require re-assessment on sub-division).

TERMS

The suites are available together as a whole or sub-divided to accommodate smaller requirements for a term to be agreed. Further information, including details of the current Service Charges, are available on request from the 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.

EPC

The building has a rating of B. The certificate is available upon request.



ARROL HOUSE

CONTACT

Kyle Wright

T: 07425 478 303

E: kyle.wright@ryden.co.uk

Peter I'Anson

T: 07785 970 678

E: peter.i'anson@ryden.co.uk

Ryden

Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. 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 given 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.

APRIL 2026

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