

# **Forthview Business Units**

Low Valleyfield  
KY12 8TL



**CCTV**  
**Car parking**  
**24 hour access**

**10 mins from Kincardine Bridge and 18 mins  
from Queensferry Crossing**

**Located just off the A985**

**Office sizes 13sqm (137sqft) to 95sqm (1024sqft)**

## FORTHVIEW BUSINESS UNITS

Situated within Forthview Industrial Estate, Low Valleyfield, the property was a former training centre and has been split into separate office/industrial units. Forthview Business Units offers office accommodation in a rustic style.

### Facilities for the centre include:

- Security alarm system
- 24 hour access – fob system
- Communal kitchen and toilet facilities
- Car parking

## ACCOMMODATION

### Offices

Office 2	424.5 sqft	39.4 sqm
Office 3	307.4 sqft	28.6 sqm
Office 7	137 sqft	12.7 sqm
Office 8	200 sqft	18.5 sqm
Office 8a	200 sqft	18.5 sqm
Office 10	1089.2 sqft	101.2 sqm
Office 11	1024 sqft	95 sqm
Office 11a	1071sqft	99.4 sqm
Office 12	384 sqft	35.7 sqm
Office 13	384 sqft	35.7 sqm

### Industrial units/workshops

Unit 5	1,970 sqft	183 sqm
Unit 6	2,433 sqft	226 sqm

## RENTAL

Rental and annual service charge to be agreed. Telecoms and any refuse bins will be the tenants responsibility.

## ENERGY PERFORMANCE RATING

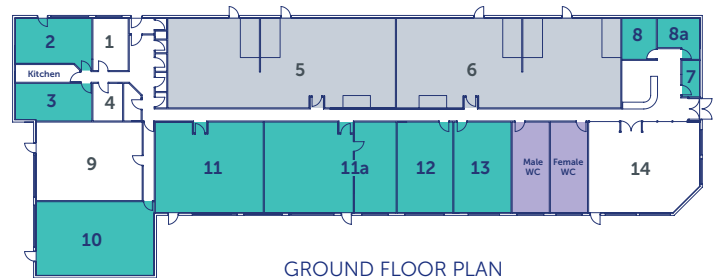
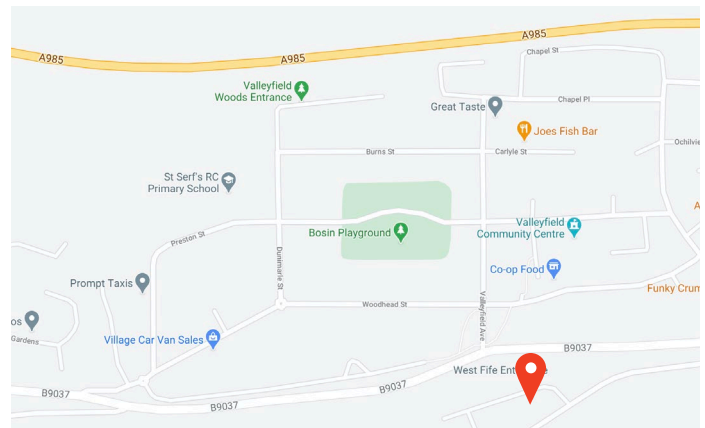
Energy Performance rating – D

## FURTHER INFORMATION

To obtain further details contact the Business Property Team:

Fife Council 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 of the correctness of each item.

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.



■ Vacant office space



**Business Property Team**  
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