

# JSBP



## Hotel, Restaurant and Office Development Opportunity

### John Smith Business Park, Kirkcaldy, Fife

Extending to approximately 1.15 Hectares (2.84 Acres)

- ◆ Established business park location
- ◆ Located in close proximity to the A92
- ◆ Prominent roadside site
- ◆ Suitable for hotel, restaurant and office development
- ◆ Kirkcaldy town centre approximately 5 minutes drive away

# JSbp

## Unit 5 John Smith Business Park

### Location

Kirkcaldy is approximately twenty-five miles north of Edinburgh across the Forth Road Bridge and along the A92 from Junction 2A of the M90. The park itself lies immediately adjacent to the A92 and offers a high degree of prominence and excellent access to both Kirkcaldy and the rest of Scotland.

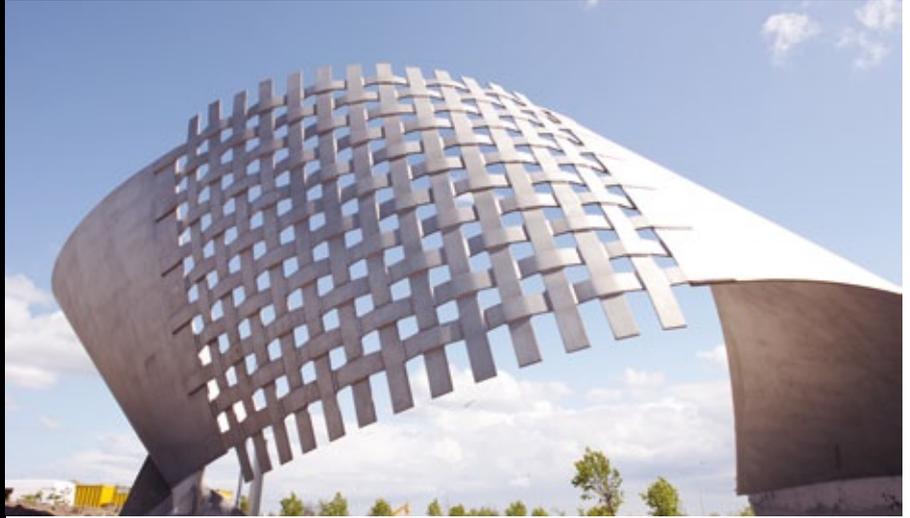
Public transport in Kirkcaldy is excellent and benefits from frequent train travel across the Forth Bridge from Edinburgh to the station in the town centre. The bus network is also extensive, radiating from the centrally located bus station, with regular services to JSbp and linking the town with all major centres in Scotland.

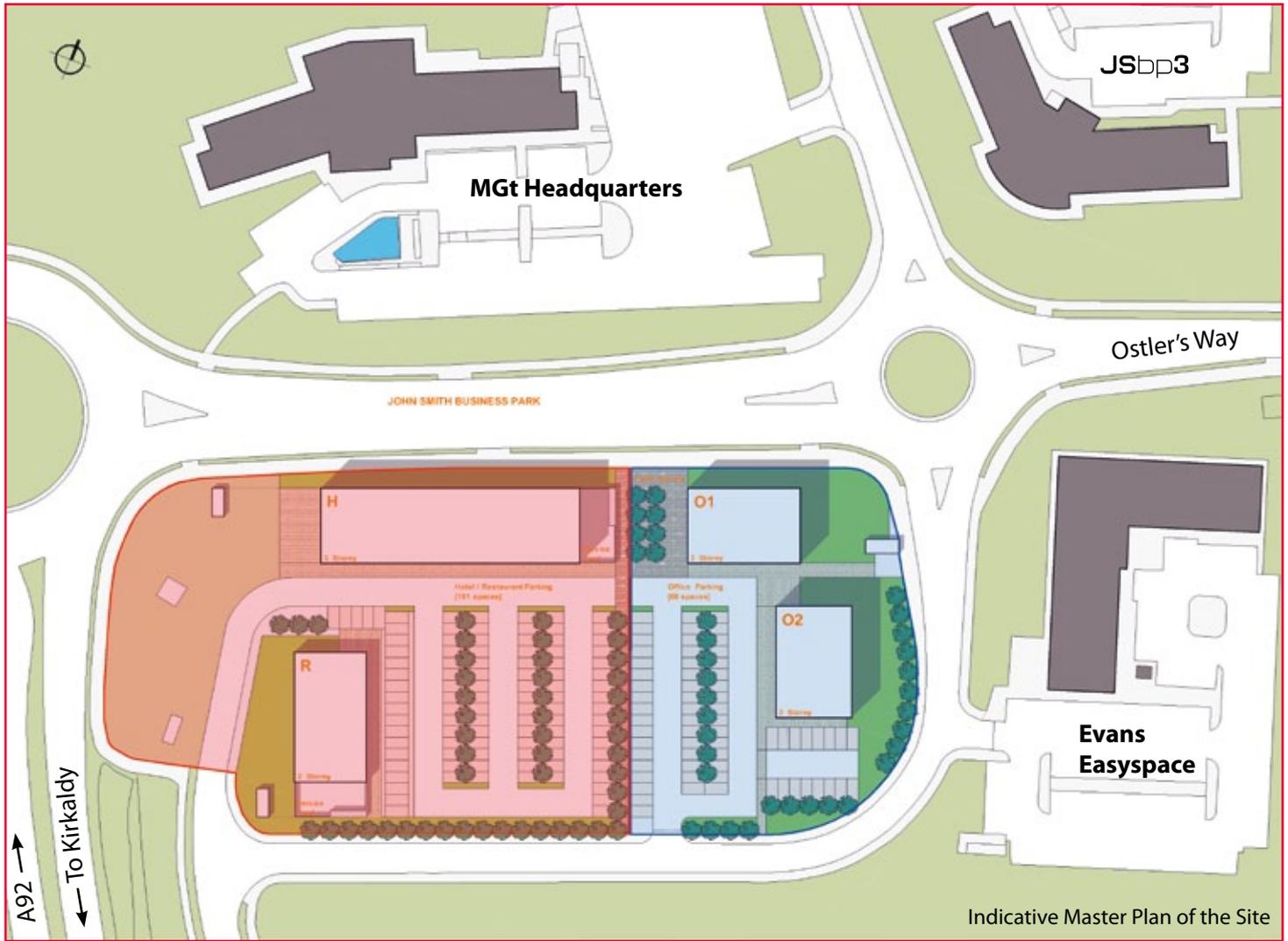
Fife's population is approximately 358,000. Financial and business services are playing a key role driving growth and creating new jobs and, more recently, Shepherd Offshore and Amazon have acquired premises in the region. Kirkcaldy itself is Fife's biggest and fastest growing town with a population approaching 50,000, as well as an additional 130,000 within a 20 minute drive.

### Description

John Smith Business Park is a 100 acre greenfield development site strategically located in central Fife. Currently home to MGt, Kirkcaldy's largest private sector employer, JSbp offers great potential for businesses looking to relocate or expand within Fife.

JSbp has outline planning consent for approximately 400,000 sq ft of Class 4 (Business) Development. In addition, land to the east of the site has been allocated for substantial residential development.





The site, referred to as Unit 5, is located adjacent to the main entrance to John Smith Business Park and offers the opportunity to be developed to provide hotel, restaurant and office accommodation (subject to planning), on a highly prominent roadside site.

**Planning**

Unit 5 is included within the master plan for John Smith Business Park. The Business Park benefits from outline planning consent for the development of high quality office accommodation, residential, retail and leisure uses.

Interested parties are asked to have regard to the sites prominence and design proposals are therefore expected to be architecturally well designed to include landscaping and sympathetic to Fife Council's aspirations.

A design guide has been produced for John Smith Business Park to ensure coherent building design and environmental amenity. A copy of which is available upon request from the sole agents.

For further information with regard to planning, please contact Fife Council's planning department – 08451 555 555.

**Accommodation**

Unit 5 has been electronically measured and extends to approximately 1.15 Hectares (2.84 Acres).

The area shaded in red extends to c. 0.72 Hectares (1.79 Acres). The area shaded in blue extends to c. 0.42 Hectares (1.05 Acres).





**Further Information**

Further information is available from the sole disposal agent.

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**Disposal Terms**

The site is available in whole or part on the basis of a long leasehold for a period of 125 years.

Alternatively proposals may be considered on an individual basis to include site purchase.

A closing date for offers may be set. All interested parties are requested to note their interest in writing to be advised accordingly.

Further details of quoting terms are available on request.

**Legal Costs**

Each party will be responsible for their own legal costs, however, the ingoing party will be responsible for Stamp Duty Land Tax, Registration Dues and any other costs incurred in the transaction, together with VAT payable thereon.

**VAT**

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.



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