Low Carbon Investment Park
An ideal location for supply chain companies
Introduction

The Low Carbon Investment Park forms part of the high profile Energy Park Fife project, which is one of Scotland’s major energy hubs, capable of supporting large scale energy projects. A Fife Council led project with support from Scottish Enterprise, the Low Carbon Investment Park offers serviced employment sites and is ideally placed for supply chain companies to co-locate and support activities taking place at Energy Park Fife, which is already home to one of the world’s leading fabricators for the offshore energy sector, BiFab.
**Key Information**

- New 12 ha inland development ideal for businesses that would benefit from being located within Energy Park Fife but don't require direct quayside access. First Phase of an overall 16.5 ha development.
- Fully serviced sites available ranging from 0.4 ha (1 acre) to 8 ha (20 acres) suitable for developments from 929 sqm to 23,000 sqm
- £3m Investment Programme providing roads and utilities infrastructure
- Less than 1 mile from Energy Park Fife. Adjacent Methil Docks (operated by Forth Ports), can provide additional support for the movement of equipment and materials if required.

**Supporting Information**

- Regional Selective Assistance grant potentially available for job creation
- Links to high quality engineering and manufacturing industries, in Fife and beyond.
- A highly skilled, experienced and competitively priced workforce
- Further and higher education programmes for energy skills training

**Use**

This development is allocated for industrial and employment uses suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Priority/preference will be given to companies working with the Energy Sector.

**Tenure**

The sites are available under ground leases of up to 99 years.

**Price**

Further details on application.

**Legal Costs**

Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon.

**VAT**

Any prices quoted are exclusive of VAT and may be subject to VAT.

**Entry**

Immediate entry is available subject to conclusion of formal legal missives.

---

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.
Location and Connectivity

Situated approximately 40 miles north of Edinburgh and 20 miles south of Dundee, the Low Carbon Investment Park is located less than one mile from Energy Park Fife on the Methil waterfront.

Road

Accessing the Low Carbon Investment Park is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

Companies interested in visiting, investing in or operating from the Low Carbon Investment Park can be fully supported by the investment team from Fife Council.

Air

Edinburgh airport is less than an hour by road. More than 40 airlines operate over 300 flights a day from Edinburgh, including 40 to London.

Rail

Close proximity to both Markinch and Kirkcaldy stations, including several trains on the East Coast main line that links London with Aberdeen, as well as direct trains to Glasgow and Edinburgh.

Ports

Close proximity to Port of Methil and Rosyth deep-water port with scheduled roll-on roll-off and general freight sailings to Zeebrugge.

Queensferry Crossing

Due for completion in 2016, the new bridge across the Forth Estuary will increase capacity and reduce travel times between Fife and the south for commuters and business traffic alike.