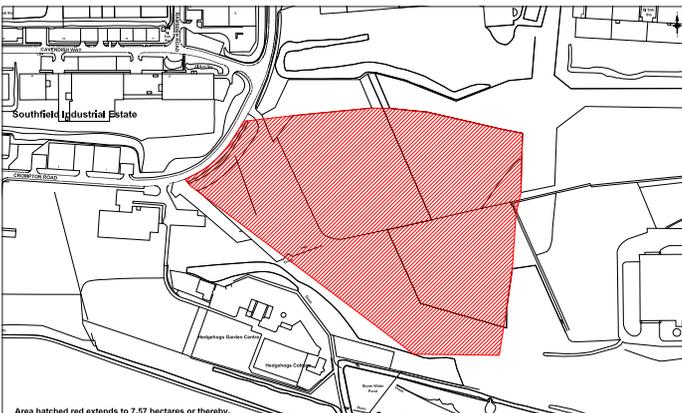




Crompton Road East **Glenrothes**

- **Major development opportunity for single user.**
- **Suitable for Class 4 (Office), Class 5 (General Industrial) or Class 6 (Storage & Distribution) uses.**
- **Good accessibility to national road network.**
- **Available for immediate entry.**



Area hatched red extends to 7.57 hectares or thereby.

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THE SITE

LOCATION

Glenrothes is a new town created in the 1950s, situated in the heart of Fife with around 40,000 residents. It is well known as being an established industrial & commercial centre with a number of purpose built industrial estates surrounding the town centre, known as the Kingdom Centre. It is also the administrative centre for Fife.

From the subjects, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge, all via the A92 trunk road, making it benefit from excellent road communications to the national motorway network. The A92 is directly accessed from the estate via dual carriageway.

The subjects are situated on the east side of Crompton Road within the Southfield Industrial Estate, approximately 1 mile to the south of Glenrothes town centre in an established industrial location with panoramic views out to the south and over a garden centre. Southfield has proved particularly attractive to a number of major industrial occupiers.

DESCRIPTION

The subjects comprise extensive development opportunity extending to 7.57 hectares or thereby (18.71 acres) with a single access point from Crompton Road. The site is currently given over to varied vegetation including mature trees and has an attractive southerly aspect. The site is connected to all mains services.

PLANNING

This development opportunity is in an area currently allocated for industrial and employment uses suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site. formal legal missives.

TENURE

Freehold (heritable) or long ground lease.

PRICE

Offers invited.

LEGAL COSTS

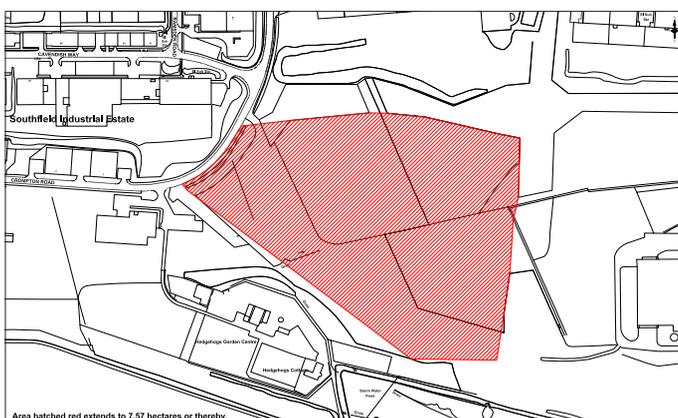
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

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

ENTRY

On completion of the necessary legal formalities.



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