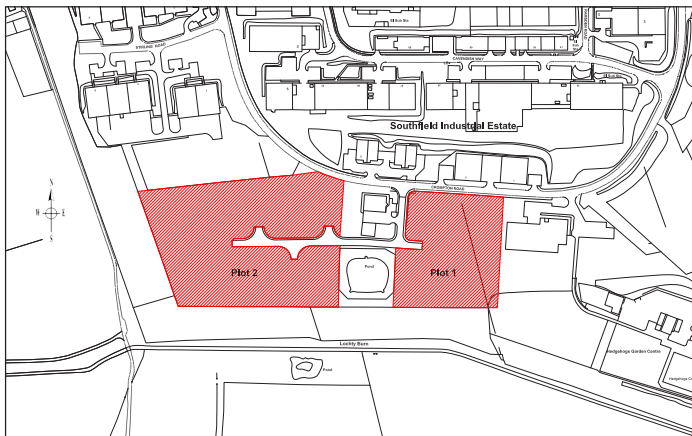




Crompton Road West Glenrothes

- **Development site up to 4.33 hectares (10.66 acres) in total**
- **Can be subdivided to suit individual business requirements**
- **Available for immediate entry.**
- **Well established location.**
- **Access road & SUDS Scheme already constructed/excellent road communications.**
- **Suitable for Class 4 (Office), Class 5 (General Industrial or Class 6 (Storage & Distribution Uses).**



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THE SITE

LOCATION

Glenrothes is a maturing new town lying in the heart of Fife, with a population of approximately 40,000 people. It is a focus for industry and commerce boasting the Regional Centre and Administrative Capital of Fife with a thriving balanced and prosperous community.

The subjects prime location allows direct access upon exiting the estate onto dual carriageway which feeds directly onto the A92, connecting to the M90 and the Central Scotland motorway network. From the subjects, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge.

The site lies on the southern edge of the town, on the south side of Crompton Road, and is bounded by a mature tree belt and open countryside to the south, making it a prime development opportunity for employment purposes in a thriving and vibrant industrial estate with good quality landscaping and a rural backdrop. The key advantage of this site is its location, being surrounded by other employment uses with business park environment and having direct access to the distributor road network.

DESCRIPTION

The subjects comprise 2 development sites as follows:-

Plot 1 – 1.48 hectares (3.66 acres)

Plot 2 – 2.85 hectares (7.00 acres)

Each Plot would be available to single occupiers, or alternatively our clients would consider a subdivision to provide smaller sections of land to interested parties on either plot to meet business requirements.

Both sites already have their access roads constructed and provide an attractive location for developers/ occupiers alike.

The sites are roughly level and suitable for development purposes.

PLANNING

This development opportunity is in an area currently allocated/zoned 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.

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,

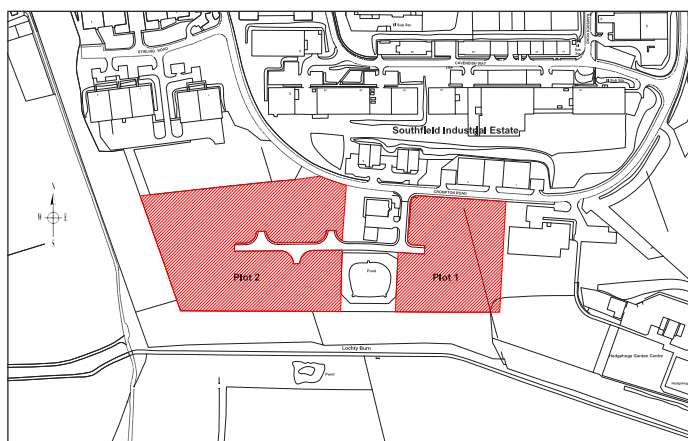
however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

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

ENTRY

On completion of the necessary legal formalities.



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