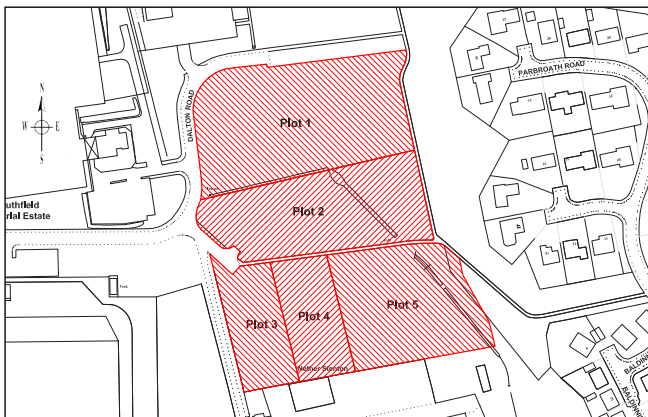




Dalton Road Glenrothes

- **Single development site of 2.51 hectares (6.20 acres) suitable for subdivision to five smaller development opportunities from 0.25 hectares (0.62 acres).**
- **Available for immediate entry.**
- **Established industrial location.**
- **Suitable for Class 4 (Office), Class 5 (General Industrial) or Class 6 (Storage & Distribution) uses.**



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2013)

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 is easily accessible 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 subjects are situated in an established industrial location, approximately one mile to the south of the town centre in an area characterised by a number of large industrial occupiers.

Lying on the southern edge of the town and bounded by a mature tree belt, the subjects offer a prime development opportunity in a thriving and vibrant industrial estate with good quality mature landscaping. The key advantage of the Dalton Road site is its location within a well established employment hub which has direct access to the distributor road network.

DESCRIPTION

The subject comprise an extensive development site extending to 2.51 ha (6.2 acres) although our clients will consider a subdivision into the following plot sizes to meet individual business requirements.

PLANNING

This development opportunity is in an area currently 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

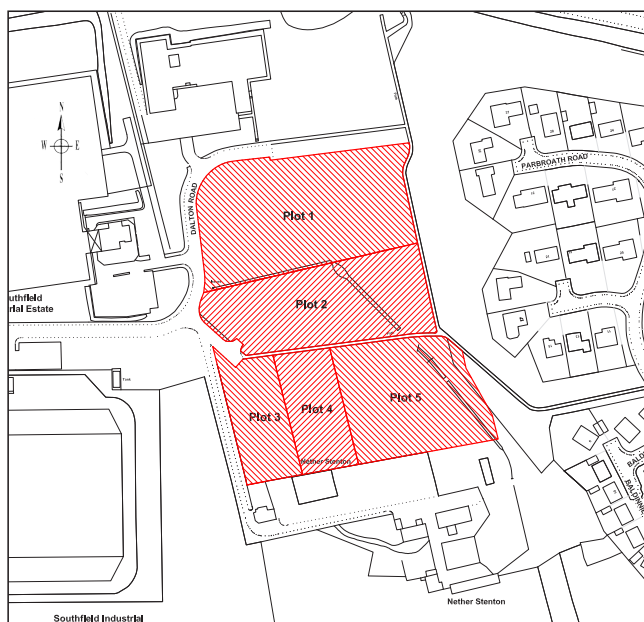
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

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

ENTRY

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2013)

Ronnie Hair MRICS

Property Investment and Development Manager

Tel : 03451 555555 ext 492200

M : 07713088425

E: ronnie.hair@fife.gov.uk

Alasdair Rankin MRICS

Lead Professional – Property Investment & Development

Tel : 03451 555 555 ext: 446501

M: 07702511071

E: alasdair.rankin@fife.gov.uk