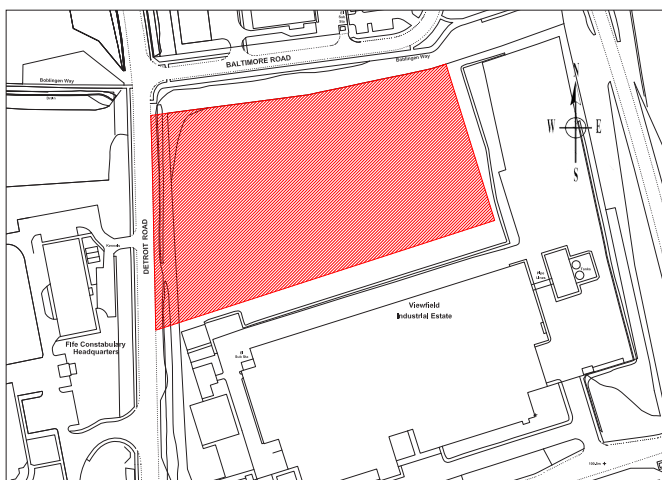




Detroit Road Glenrothes

- **Excellent road access.**
- **Available for immediate entry.**
- **Established industrial/business location.**
- **Up to 2.05 ha (5.07 acres) available.**
- **Suitable for Class 5 (General Industrial) & 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. 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 sites prime location allows direct easy access onto the distributor road network which feeds directly onto the A92, connecting to the M90 and Central Scotland motorway network. From the site, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge.

The subjects are situated on the east side of Detroit Road within the Viewfield Industrial Estate approximately half a mile from the town centre, just to the south of the junction with Baltimore Road and opposite the Fife Constabulary headquarters.

The general area comprises a high quality business/ industrial park, located minutes from the distributor road network and 10 minutes from Thornton Train Station. The site is currently screened from the road by a mature tree belt, which if preferred could be thinned to increase visibility to passing trade, making it a prime development opportunity.

DESCRIPTION

The subjects comprise a rectangular site fronting onto Detroit Road, currently level and being available for immediate occupation offering a prime development opportunity.

The site extends to 2.05 hectares (5.07 acres) or thereby and is available as a single development opportunity for a single occupier or alternatively our clients would consider a possible sub-division of the site into smaller plots to suit specific business requirements.

PLANNING

This development opportunity is in an area currently zoned for industrial and employment uses most suitable for 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. Class 4 Office use may also be considered.

TENURE

Freehold (heritable) or long ground lease.

PRICE

Offers invited.

LEGAL COSTS

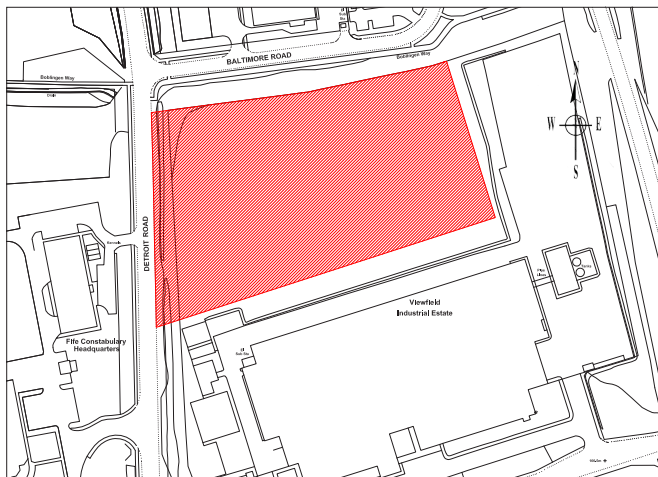
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

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

ENTRY

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



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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