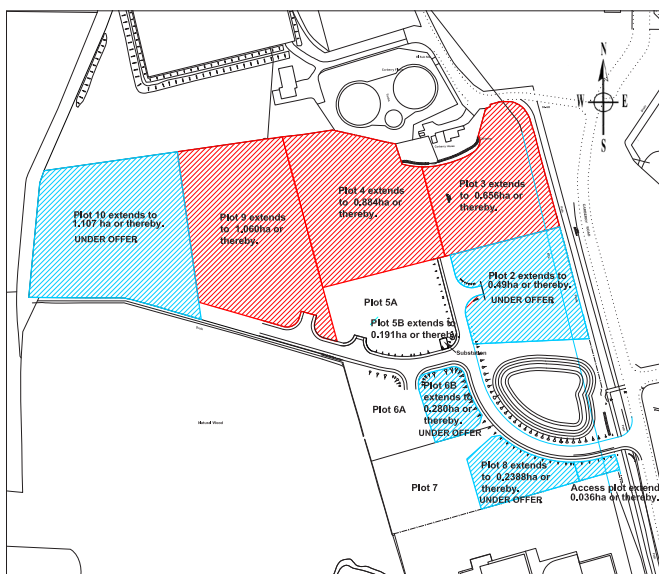




Dunnikier Business Park Kirkcaldy

- **Attractive business park location.**
- **Excellent road communications.**
- **Attractive environment.**
- **Various site sizes ranging from 0.036 ha (0.09 acres) up to 4.197 ha (10.37 acres) available.**



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THE SITE

LOCATION

Kirkcaldy, with a population of around 47,000, is a thriving town recognised as having strong historic roots in manufacturing and for its good quality cultural and educational facilities. The town lies equidistant between Dundee and Edinburgh and is well served by rail being on the main Edinburgh - Aberdeen line.

The subjects are located within Mitchelston Industrial Estate, Kirkcaldy surrounded by high quality offices, business & industrial uses. The estate is a well established and vibrant employment and business hub which is easily accessible onto the distributor road network and the A92, connecting to the M90 and central Scotland motorway network.

The subjects are located on the west side of Carberry Road within the Mitchelston Industrial Estate, 1.5 mile to the north of Kirkcaldy's town centre. The site has already been serviced with the access road having been constructed while in addition a number of sites have been developed with a number of workshop/industrial units.

DESCRIPTION

The sites comprise a number of development opportunities ranging from a small site at the entrance to the park, extending to 0.036 hectares, to a larger potential development opportunity extending to 4.197 hectares. Each site or combination of sites is available to suit a particular business requirement.

Sites

The following sites are available:-

Site Number	Size (acres)	Size (hectares)
Access plot	0.09 acres	0.04 Ha
Plot 2	Under	Offer
Plot 3	1.62 acres	0.66 Ha
Plot 4	2.18 acres	0.88 Ha
Plot 6b	Under	Offer
Plot 8	Under	Offer
Plot 9	2.62 acres	1.06 Ha
Plot 10	Under	Offer
Total	11.93 acres	4.83 Ha

Plots 3, 4 and 9 combined do provide a major development opportunity for a single occupier.

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

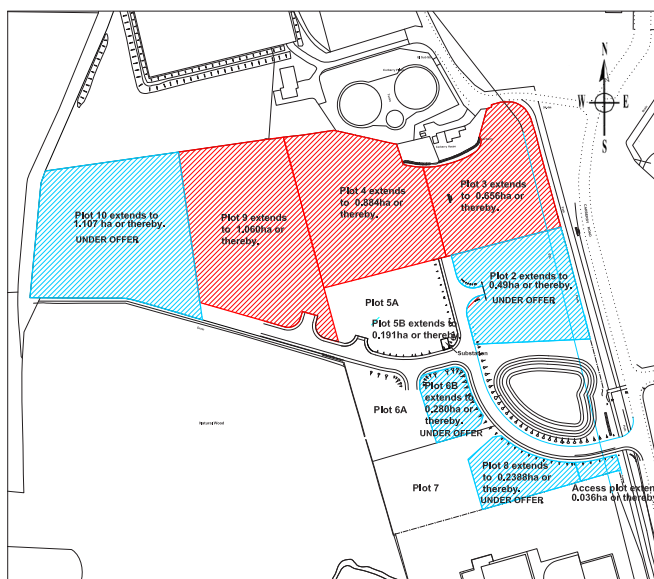
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

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

ENTRY

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



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