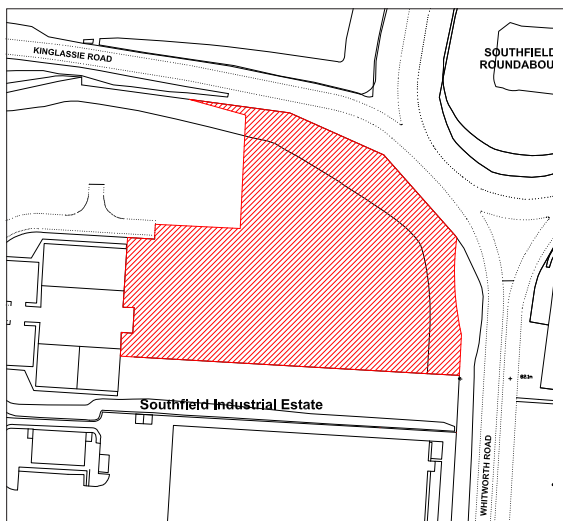




Fife Food Centre **Glenrothes**

- **Development site extending to 1.52 hectares (3.76 acres) .**
- **Suitable for Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses.**
- **Excellent road access.**
- **Prominent roundabout frontage.**



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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 subjects prime location allows direct access upon exiting the estate onto dual carriageway which feeds directly onto the A92, connecting to the M90 and 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 within the Fife Food Centre just off Faraday Road in the Southfield Industrial Estate, approximately 1 mile to the south of the town centre. The subjects have an extensive frontage to the Southfield Roundabout on Kinglassie Road, one of the main vehicular routes connecting Glenrothes with the A92 and the national road network making it a prime development opportunity in a thriving and vibrant industrial estate.

Southfield Industrial Estate is a well established industrial location benefitting from a number of major occupiers. The estate lies on the southern edge of the town and is bounded by a mature tree belt and open countryside to the south, with good quality landscaping.

DESCRIPTION

The subjects comprise a 1.52 hectare (3.76 acre) development site which could be made available to a single occupier although our clients would be prepared to consider subdivision into smaller plots to meet individual 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.

TENURE

Freehold (heritable) or long ground lease.

PRICE

Offers invited.

LEGAL COSTS

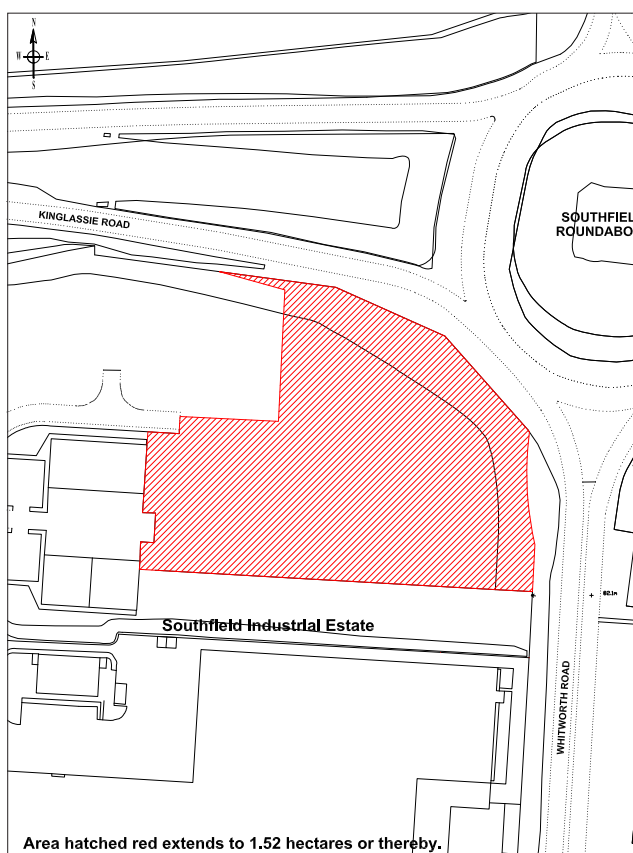
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

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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