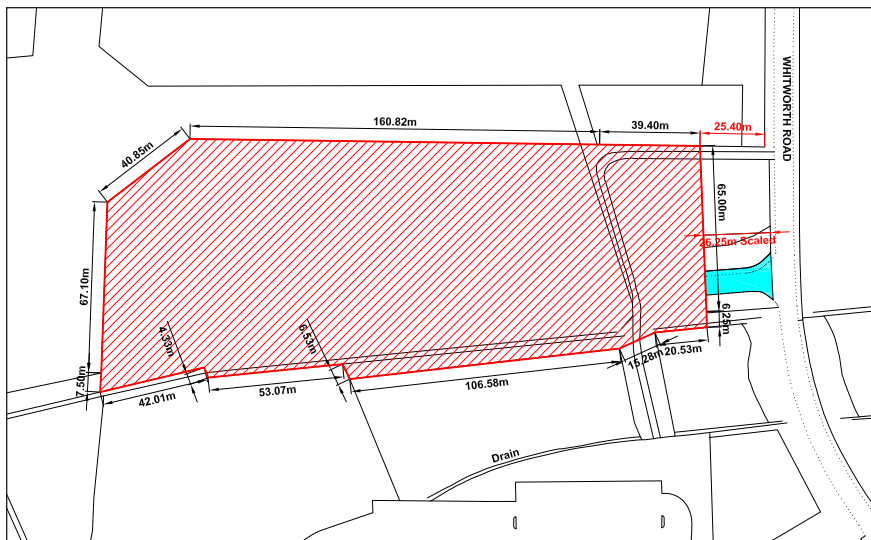




Whitworth Road Site

Southfield Industrial Estate, Glenrothes

- 2 Ha (4.94 acres) development site;
- Extensive development opportunity being allocated for General Employment purposes and is considered suitable for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses;
- Excellent road communications;
- Attractive environment.



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 one of Fife's principal towns, occupying a central location within the region and having a resident population now approaching 50,000. Glenrothes is the main administrative centre within Fife and also the industrial nucleus containing an extensive stock of business properties with a diverse range of companies from local to national and multi-national interests. The town is strategically located in Fife with a good communication system, including main line rail links at Thornton and Markinch with the A92 dual carriageway providing a first class link into Central Scotland's motorway network. The subjects occupy a site extending approximately 4.94 acres on the west side of Whitworth Road within the well-established, and sought after, Southfield Industrial Estate. Southfield Industrial Estate has good access to the B921 dual carriageway, connecting into the A90 and Central Scotland's motorway network beyond. The estate is home to a variety of both local and national covenant strength occupiers, this being testament to the estates popularity.

DESCRIPTION

The subjects comprise a development site extending to 2 Ha (4.94 acres) or thereby with vehicular access directly onto Whitworth Road within the Southfield Industrial Estate. The site has a southerly aspect, gently sloping from north to south. The main attraction of this site is its vehicular access to the distributor road network. An initial section of access road has been constructed to the boundary of the site and the site is being sold with the benefit of a servitude right of access. Partial disposal of the site would be considered, subject to a suitable road access being provided to the remainder of the site.

PLANNING

This development opportunity is allocated for General Employment purposes and is considered suitable for Class 4 (Business), Class 5 (General

Industrial) and Class 6 (Storage or 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

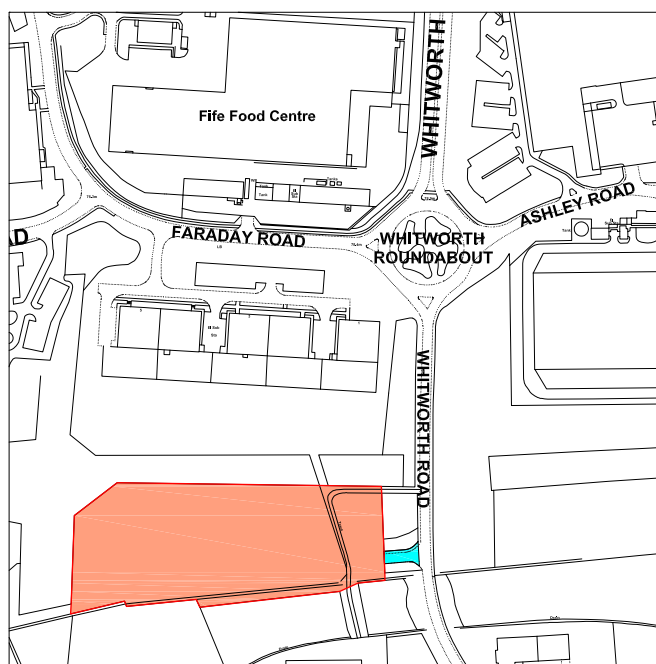
Each party to bear their own legal costs in the documentation of this transaction; however the purchaser will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon.

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