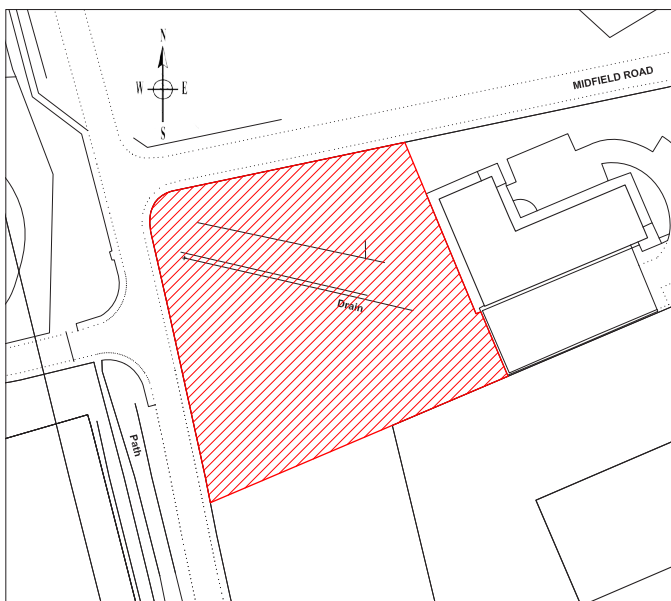




Midfield Road Kirkcaldy

- **Prominent corner cleared development site**
- **Within a well established business/industrial location.**
- **Available for immediate entry.**
- **Would suite single user.**
- **Opposite Dunnikier Business Park**
- **Suitable for Class 4 (Office), Class 5 (General Industrial) or Class 6 (Storage & Distribution) uses.**



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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.

It is well served by road communications with the A92 to the north of the town connecting this location with the M90 Edinburgh to Perth motorway. The main commercial facilities are situated around the town centre, approximately 1.5 miles to the south of the subject's location.

The subjects are located to the north of Mitchelston Industrial Estate, directly opposite Dunnikier Business Park, in Kirkcaldy. The estate is a well established and vibrant employment and business hub which is easily accessible onto the distributor road network and the A92.

The subjects occupy a prominent position on the corner of Midfield Road and Carberry Road within the Mitchelston Industrial Estate. Occupiers within this location include traditional office/industrial occupiers, a number of new office developments and the Dunnikier Business Park. The subjects have extensive frontages to both Midfield Road and Carberry Road, a busy road junction with significant traffic flows.

DESCRIPTION

The subjects comprise a roughly rectangular site extending to 0.6 hectares (1.48 acres) or thereby.

The subjects present a prime development opportunity for a business looking to locate in a thriving and vibrant business/ industrial park location.

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

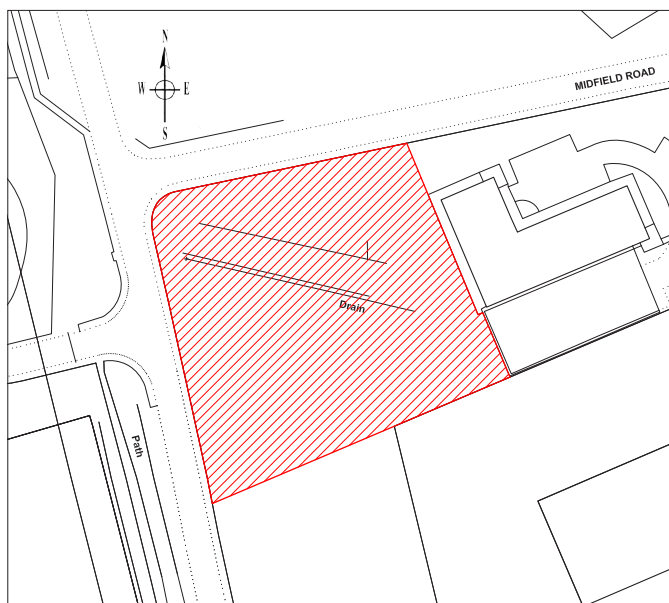
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

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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