

To Let/For Sale

**DEVELOPMENT
OPPORTUNITY**



**NASMYTH ROAD
SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SD**

0.32 HA (0.80 ACRES)

SUITABLE FOR A VARIETY OF USES

WELL ESTABLISHED INDUSTRIAL LOCATION



LOCATION

The subject premises are located within the well-established Southfield Industrial Estate. The estate is approximately 1.5 miles south west of Glenrothes town centre and offers convenient access to the A92 trunk road which connects Glenrothes to the M90 Motorway, Dundee and beyond.

Nasmyth Road is situated on the west side of the estate and is accessed from Crompton Road. Neighbouring occupiers include CoorsTek, APC Overnight, Reel Service, Dusal, Keela International and The William Tracey Group.

DESCRIPTION

The premises comprise a broadly rectangular unsurfaced site which is currently accessed from Nasmyth Road.

PLANNING

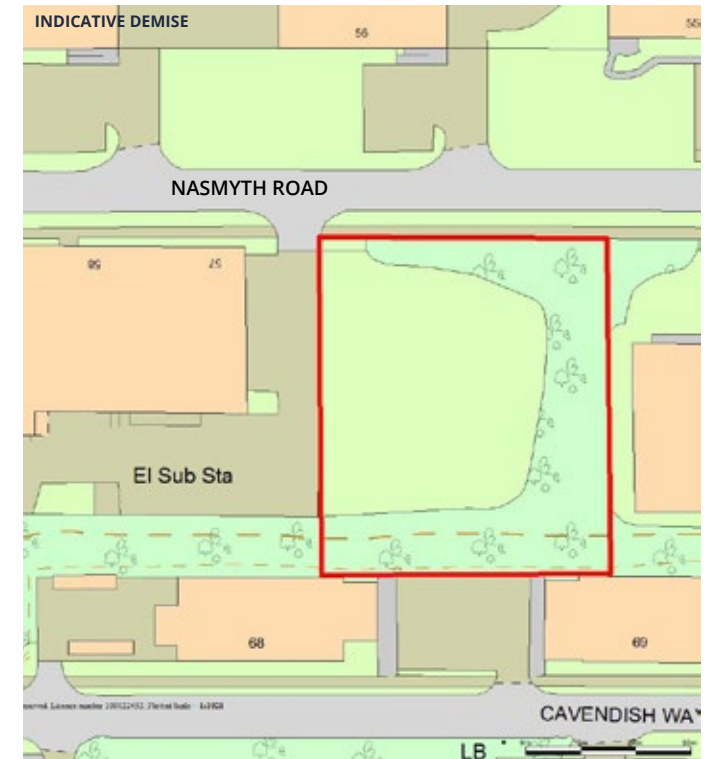
The site is allocated within the current Fife Local Development Plan as Employment Land with consent for business and general industrial uses under classes 4 and 5 of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

ACCOMMODATION

We have estimated the total site area to measure approximately 0.32 Ha (0.80 acres).

TERMS

The site is available on a new lease for a period to be agreed. Alternatively our client would consider selling the site and offers are invited.



FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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