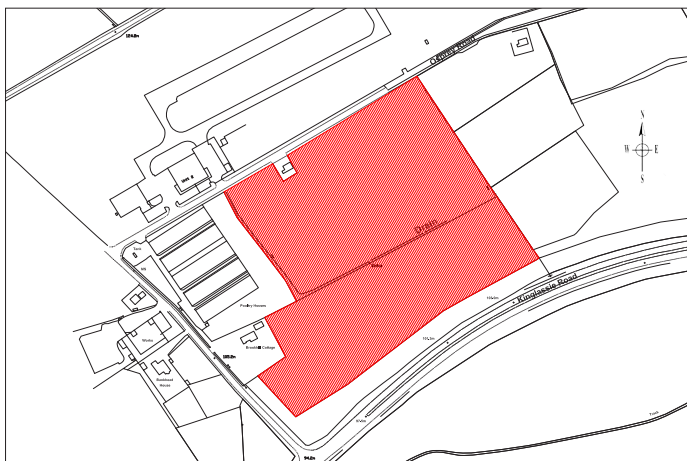




## Osprey Road Glenrothes

- 7.73 Ha (19.1 acres)
- Extensive development opportunity being suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses.
- Adjacent to Glenrothes/Fife airport.
- Excellent road communications.
- Extensive main road 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 easy access onto the distributor road network 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 to the south of the Glenrothes/Fife airport, north of Kinglassie Road which gives access to the A92 and the national road network via the A921 to which the subjects have a major frontage. The subjects are situated close to the Whitehill Industrial Estate to the east with open aspect to the south, with excellent vehicular communications.

## DESCRIPTION

The subjects comprise a major development site extending to 7.73 Ha (19.1 acres) or thereby with vehicular access currently available from either Osprey Road to the west and north or potentially from Whitecraigs Road within the Whitehill Industrial

Estate to the east. 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. The subjects are currently screened by a mature tree belt, which if preferred could be thinned to increase visibility to the road network.

Our clients would be prepared to consider partial disposal of sections of this development opportunity to interested parties.

## 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

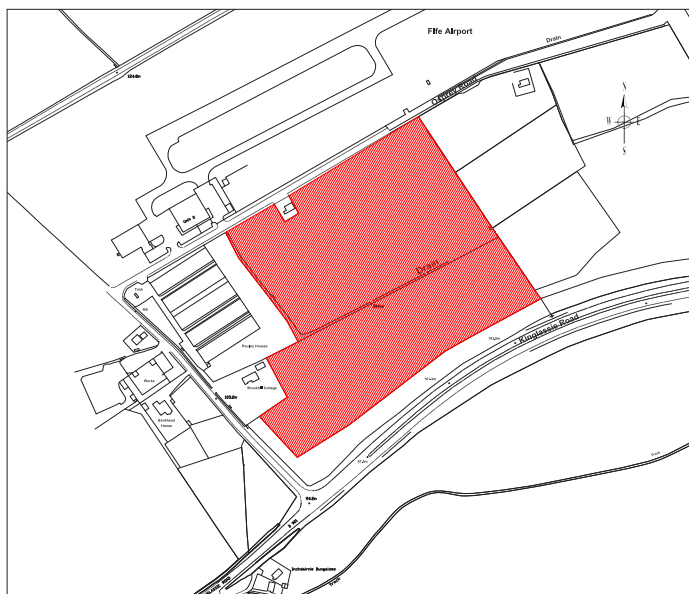
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

## 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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