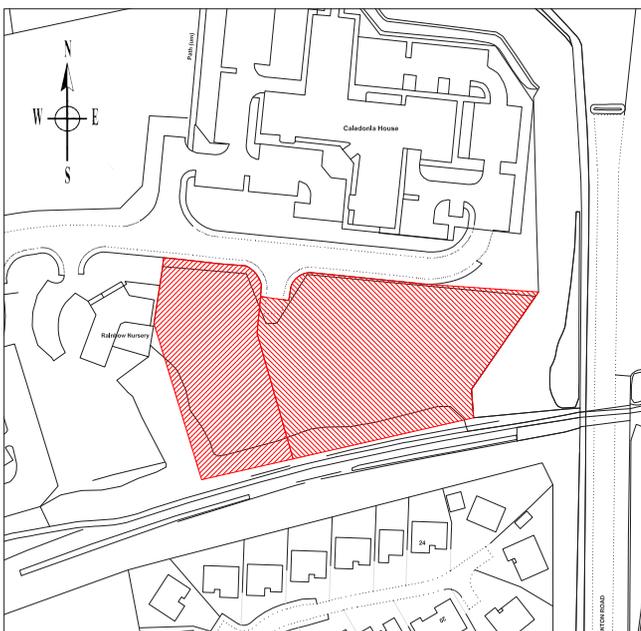




Pentland Park **Glenrothes**

- **Prime office development opportunity**
- **Good communications to Glenrothes Town Centre & national road network**
- **Attractive business park location**
- **Suitable for Class 4 (Office) use although other uses will be considered**



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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 within the Pentland Park, an area of office/business development approximately half a mile to the south west of Glenrothes town centre, just to the south of the Saltire Centre, adjacent to a children's nursery and a recently constructed new office building. Pentland Park comprises a high quality business/ office park, located on the edge of the civic, cultural and retail town centre and is well served by a good quality road network. The subjects are bounded by a mature tree belt and public footpath network connecting the site to the town centre.

DESCRIPTION

The subjects comprise a development site suitable for Class 4 (Office) use, extending to 0.71 hectares (1.76 acres) or thereby, which can be subdivided into separate plots.

PLANNING

We would consider that the site offers scope for development for Class 4 (Office) use, which it has already been zoned for in terms of the local plan for the area.

However interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.

Other commercial uses may also be considered.

TENURE

Freehold (heritable) or long ground lease.

PRICE

Offers invited.

LEGAL COSTS

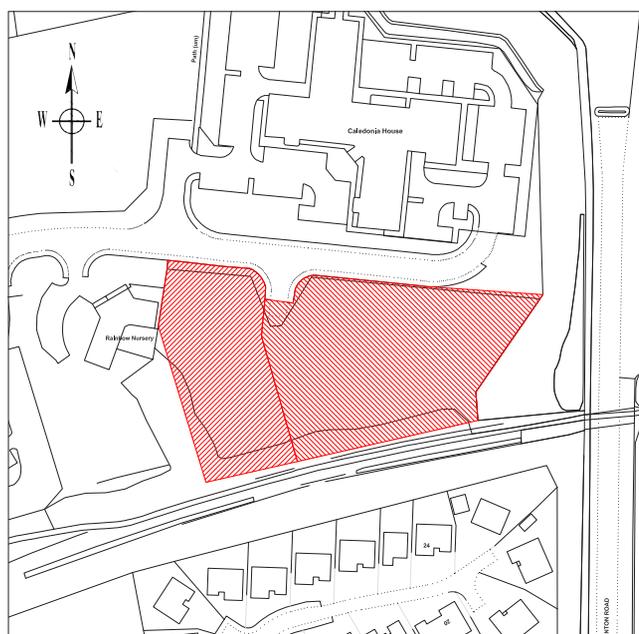
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

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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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