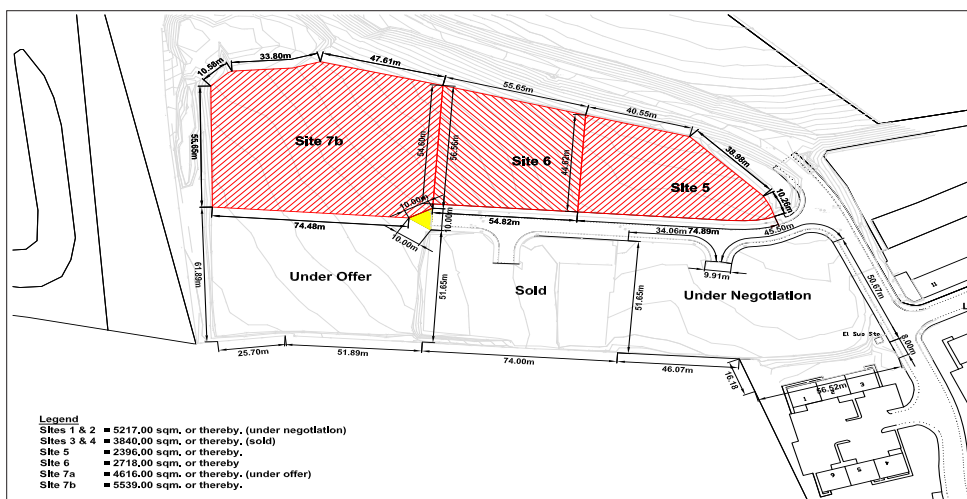




## The Avenue Lochgelly

- Suitable for Class 4 (Office), Class 5 (General Industrial) & Class 6 (Storage & Distribution) uses).
- Brand new development opportunity.
- Excellent vehicular communications.
- Various site sizes from 0.215 hectares (0.53 acres) up to 0.598 hectares (1.48 acres) or thereby available.
- Available for immediate entry.



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

Lochgelly is situated in West Central Fife with a population of approximately 6,500 which is set to increase. Through the Scottish Sustainable Communities Initiative, Lochgelly is receiving significant investment in regeneration and positive development. Being on the Fife Circular rail line and adjacent to the A92 dual carriageway, Lochgelly has excellent infrastructure links to Edinburgh and Fife's main towns.

The site is located within The Avenue Industrial Park, Lochgelly. The estate is a well established and vibrant employment and business hub with superb access onto the distributor road network lying minutes from the A92, connecting to the M90 and central Scotland motorway network.

## DESCRIPTION

The subjects present a prime development opportunity for a business looking to locate in a thriving and vibrant business/ industrial park. The access road has already been constructed making the various sites suitable for immediate occupation. The subjects would be suited to light industrial, office, manufacture or storage and distribution business subject to planning permission.

The subjects comprise various development opportunities extending from 0.215 hectares (0.53 acres) up to 0.598 hectares (1.48 acres) or thereby. The sites are available individually or in any combination depending on an individual's requirements.

The following sites are available:-

| Description                     | Size                         |
|---------------------------------|------------------------------|
| Site 1 & 2<br>Under Negotiation | 0.534 hectares (1.32 acres)  |
| Site 3 & 4<br>Sold              |                              |
| Site 5                          | 0.215 hectares (0.53 acres)  |
| Site 6                          | 0.448 hectares (1.13 acres)  |
| Site 7a<br>Under Offer          | 0.598 hectares (1.48 acres)  |
| Site 7b                         | 0.481 hectares (0.191 acres) |

## PLANNING

This development opportunity is in an area currently allocated 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

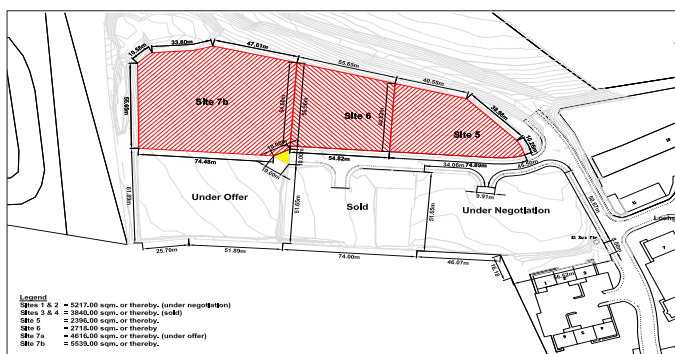
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

## VAT

Any prices quoted are exclusive and may be subject to VAT.

## ENTRY

Immediate entry is available subject to conclusion of formal legal missives.



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