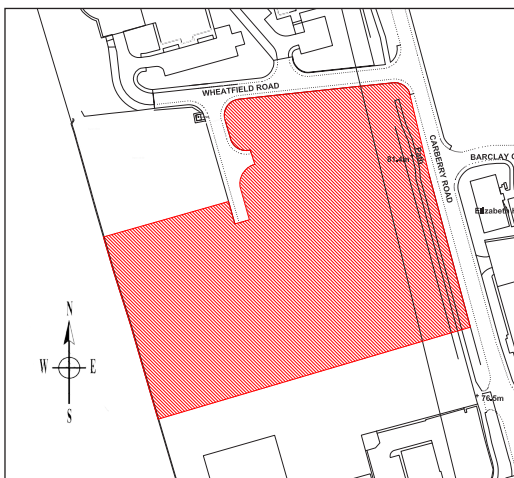




## Wheatfield Road Kirkcaldy

- Strategic development site.
- Well situated to service Kirkcaldy and Glenrothes.
- A number of major occupiers in close proximity.
- Suitable for Class 4 (Offices), Class 5 (General Industrial) & Class 6 (Storage and Distribution) uses.
- Attractive business park location.



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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 and rail 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 within Mitchelston Industrial Estate, which is a well established and vibrant employment and business hub which is easily accessible onto the distributor road network and the A92, connecting to the M90 and central Scotland motorway network.

The subjects are situated on the south of Wheatfield Road on the corner with the junction of Carberry Road in the Mitchelston Industrial Estate. The property is a premier industrial destination and benefiting from a strong mix of industrial occupiers, a number of office developments, an Asda supermarket, some car dealerships and excellent road communications via Dunnikier Way to the south and thereafter the A92 trunk road.

## DESCRIPTION

The site comprises a roughly rectangular site with main road frontage extending to 2.14 hectares (5.28 acres) and already benefits from a road access from Wheatfield Road itself onto the site.

The site is generally sloping from north to south and is available as a whole or in smaller lot sizes to meet individual business requirements.

## 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

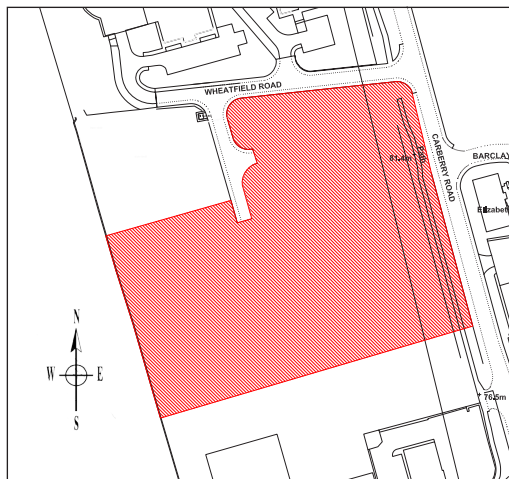
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon.

## 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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