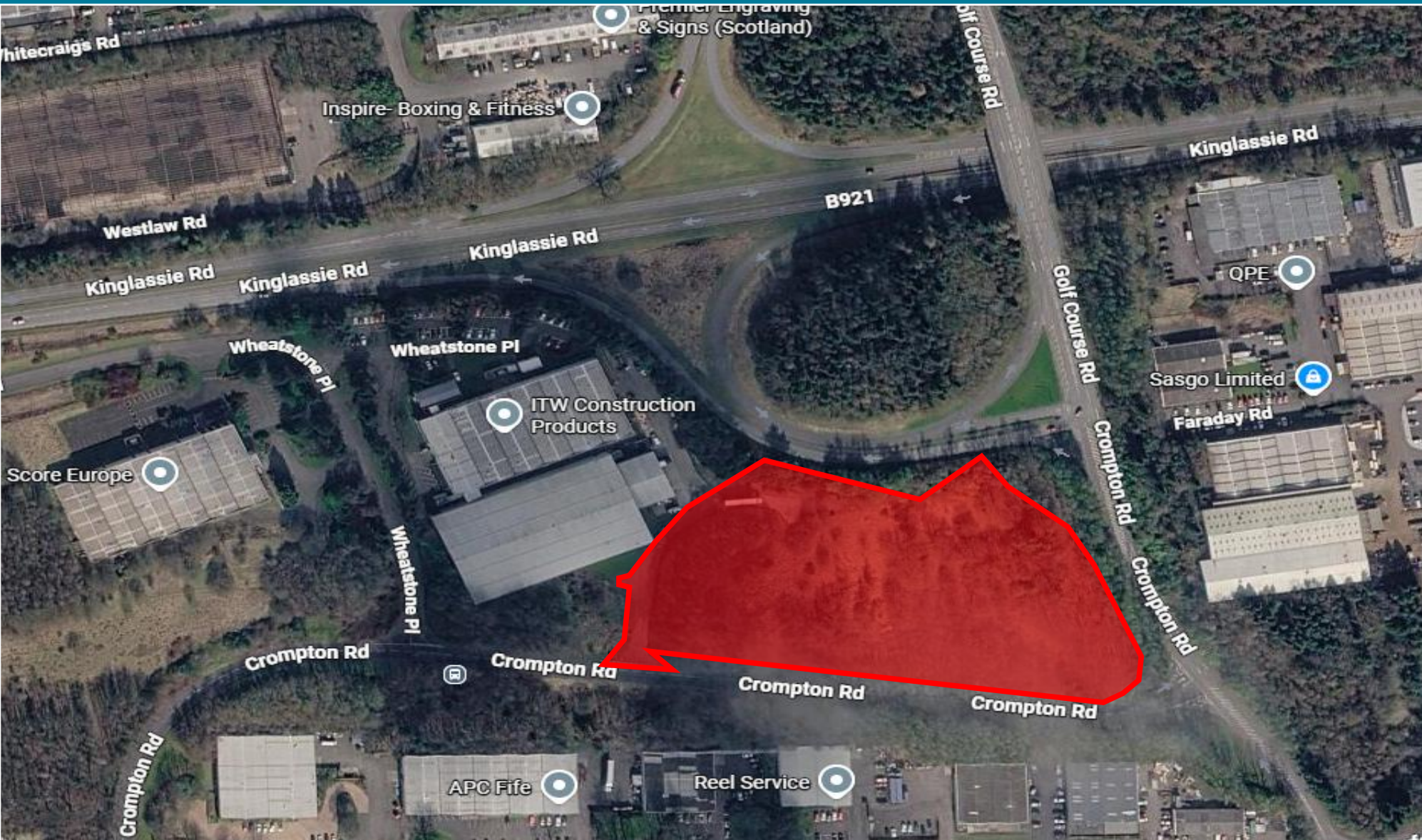


DEVELOPMENT SITE

FOR SALE



- **PROMINENT DEVELOPMENT SITE**
- **SUITABLE FOR COMMERCIAL/ INDUSTRIAL ACCOMMODATION**
- **1.98 HECTARES (4.89 ACRES)**
- **EXCELLENT LOCATION ADJACENT TO A921 KINGLASSIE ROAD**
- **SUITABLE FOR A VARIETY OF USES (STP)**

**CROMPTON ROAD, SOUTHFIELD INDUSTRIAL ESTATE
GLENROTHES, KY6 2SW**



Location

Situated in central Fife, Glenrothes lies approximately 30 miles north of Edinburgh, 15 miles east of Dunfermline and 22 miles south of Dundee, its central location making the town one of the principal commercial centres within the region. There is a resident population of approximately 50,000 and Fife Council have located their operations within Glenrothes as such the town effectively acts as the administrative capital for the area.

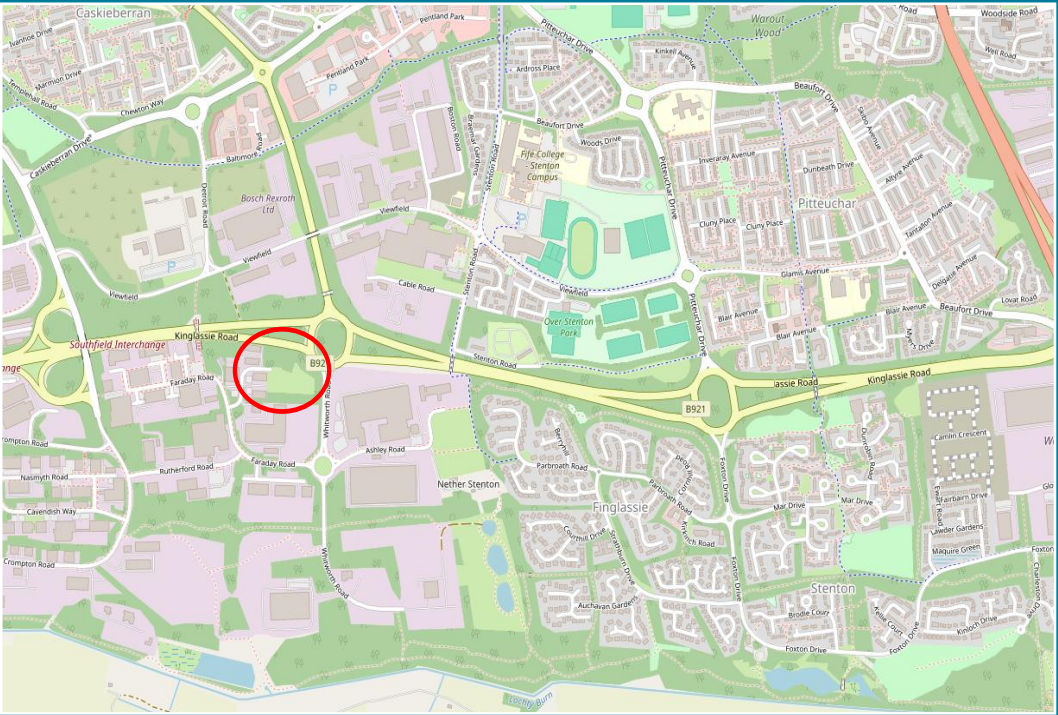
Communication links to the town are excellent due to its strategic location on the A92 dual carriageway, the principal arterial route through central Fife between Dundee and the M90 thereafter providing direct access to the Queensferry Crossing and the wider Scottish motorway network. East coast main line rail services linking Aberdeen, Edinburgh and London can be accessed at nearby Markinch and Edinburgh International Airport is approximately 25 minutes’ drive away.

Southfield Industrial Estate is one of the principal commercial districts within Glenrothes. The Estate lies approximately 1.5 miles south of the Kingdom Centre, the central retailing facility serving the area, and is accessed via the B921 dual carriageway connecting directly to the A92 at the Bankhead roundabout, the major access point to the town from the west.

Description

The site is broadly level and rectangular in shape. Access provisions are already in place to the site and it is included in the Fife Local Development Plan as Employment land, which could allow uses falling within Classes 4, 5 & 6 of the Town & Country (Uses Classes) (Scotland) Order 1997.

Interested parties should however make their own enquiries regarding potential use of the site to Fife Council’s planning department.



Accommodation

The site area has been estimated to extend to 1.98 hectares (4.89 acres).

Proposal

Offers over £250,000 are invited for the purchase of our client's heritable (freehold) interest.

For further details are available by contacting the sole marketing agents.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

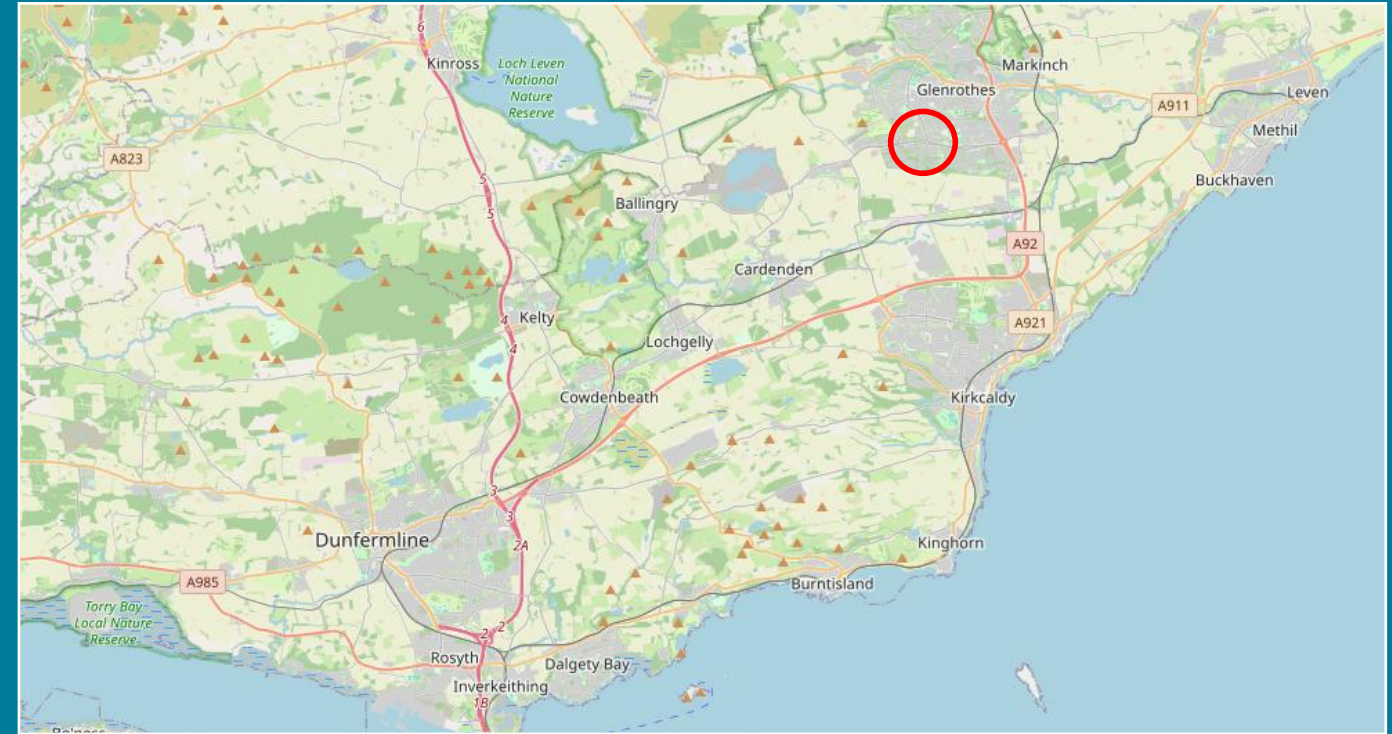
Legal Costs

Each party will bear their own costs in dealing with the transaction.

The purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

Howard Brooke

T: 07973 540528

E: h.brooke@andrewreillyassociates.co.uk

Andrew Reilly

T: 07795 568254

E: a.reilly@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.