

Dunnikier Business Park

Kirkcaldy



**Significant
development site
opportunities on
well established
estate**

Attractive business park location

Excellent road communications

**Various site sizes ranging from 0.036 ha (0.09 acres) up to
4.197 ha (10.37 acres) available**

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.

The subjects are located within Mitchelston Industrial Estate, Kirkcaldy surrounded by high quality offices, business & industrial uses. The estate 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 located on the west side of Carberry Road within the Mitchelston Industrial Estate, 1.5 mile to the north of Kirkcaldy's town centre. The site has already been serviced with the access road having been constructed while in addition a number of sites have been developed with a number of workshop/industrial units.

DESCRIPTION

The site comprises a range of plots or combination of plot sites to meet varying business requirements.

The following sites are available:

Site Number	Size (acres)	Size (hectares)
Plot 3	1.62 acres	0.66 Ha
Plot 4	2.18 acres	0.88 Ha
Plot 9	2.62 acres	1.06 Ha
Plot 10	2.74 acres	1.11 Ha

Plots, 3, 4, 9 and 10 could be combined to provide a major development opportunity for a single occupier.

Please note: All interested parties will be required to make their own enquiries to confirm as to the availability and capacity of services and otherwise confirm that the site is suitable for their own proposals.

PLANNING

The site is currently allocated for employment uses. This includes Class 4 Business, Class 5 General Industrial & Class 6 Storage and Distribution uses. Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.

TENURE

Heritable interest.

PRICE

On application.

LEGAL

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.

The land will be sold or leased subject to a condition that any development proposal will be required to be

completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.

VAT

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

ENTRY

The Date of Entry shall be agreed subject to legal settlement.



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