

LOCHGELLY INDUSTRIAL PARK

THE AVENUE, LOCHGELLY

Vibrant
employment
and business
hub

DEVELOPMENT OPPORTUNITY

CLOSE TO A92 AND MOTORWAY NETWORK

Suitable for Class 4 (Office/Light Industrial). Class 5 (General Industrial) & Class 6 (Storage & Distribution) uses

Various site sizes from 0.22 hectares (0.53 acres) up to 0.6 hectares (1.5 acres) or thereby available

Applications will be assessed in line with the Fife Industrial Innovation Investment Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful.

The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn programme of investment spanning 15 years. City Region Deal partners include Councils, Scottish and UK Governments, Universities, Colleges and the private and third sectors. The Deal focuses on five themes: innovation, housing, skills, transport and culture.

#fifemeansbusiness

SITE DETAILS

LOCHGELLY INDUSTRIAL PARK

Excellent
infrastructure
links

LOCATION

Lochgelly is situated in West Central Fife with a population of approximately 6,500 which is set to increase. 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 Lochgelly 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. Site servicing works are to be completed by the seller and any disposal will be conditional upon such works being completed. The subjects would be suited to light industrial, office, manufacture or storage and distribution business subject to planning permission.

Sites are available in the range 0.59 acres (0.239 ha) up to 1.37 acres (0.554 ha). The sites are available individually or in any combination depending on an individual's requirements.

The following sites are available:-

Description	Size (acres)	Size (hectares)
Site 5	0.59 acres	0.24 Ha
Site 6	0.67 acres	0.27 Ha
Site 7b	1.37 acres	0.55 Ha

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

This development opportunity is in an area currently allocated for industrial and employment uses suitable for Class 4 (Office/Light Industrial), 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.

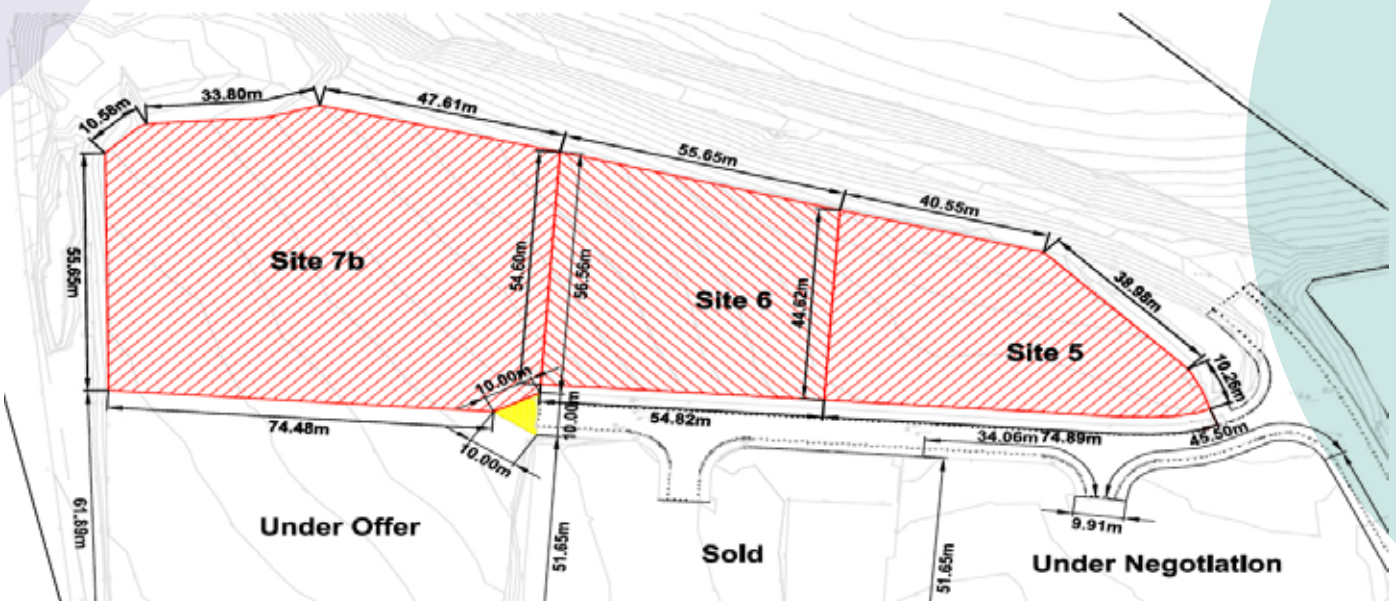
TENURE

Heritable interest.

PRICE

On application.

AVAILABLE SITES



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)



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.



#fifemeansbusiness



Fife Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item.

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International. January 2021