

Pentland Park Glenrothes



**Prime location
Direct, easy
access to road
network**

Prime office development opportunity

Good communications to Glenrothes Town Centre & national road network

Attractive business park location

Suitable for Class 4 (Office) use although other uses will be considered

LOCATION

Glenrothes is a maturing new town lying in the heart of Fife, with a population of approximately 40,000. It is a focus for industry and commerce boasting the regional centre and administrative capital of Fife with a thriving, balanced and prosperous community.

The subjects prime location allows direct easy access onto the distributor road network which feeds directly onto the A92, connecting to the M90 and Central Scotland motorway network. From the subjects, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge.

The subjects are situated within the Pentland Park, an area of office/business development approximately half a mile to the south west of Glenrothes town centre, just to the south of the Saltire Centre, adjacent to a children's nursery and a recently constructed new office building. Pentland Park comprises a high quality business/office park, located on the edge of the civic, cultural and retail town centre and is well served by a good quality road network. The subjects are bounded by a mature tree belt and public footpath network connecting the site to the town centre.

DESCRIPTION

The subjects comprise a development site suitable for Class 4 (Office) use, extending to 0.71 hectares (1.76 acres) or thereby, which can be subdivided into separate plots.

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 allocated for development for Class 4 (Office) use, which it has already been allocated for in terms of the local plan for the area.

However, 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 etc & VAT incurred thereon.

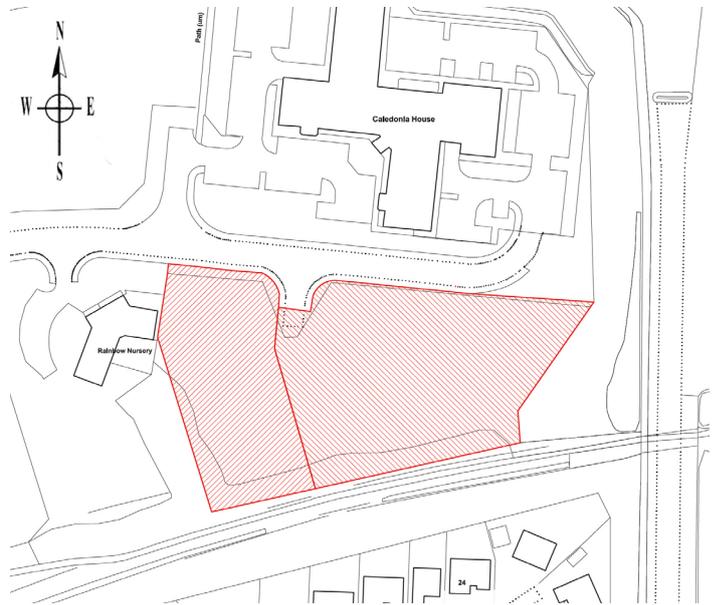
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back 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.



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)



#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.