

# QUEENSWAY PHASE 2

QUEENSWAY TECHNOLOGY AND BUSINESS PARK  
FLEMINGTON ROAD GLENROTHES

## NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE BUSINESS UNITS  
FROM 97 SQM (1044 SQ FT) TO 198 SQM (2131 SQ FT)

AVAILABLE SPRING 2021

#fifemeansbusiness

# NEW BUSINESS UNITS

**Queensway Technology and Business Park will be a hub for innovative and future focused businesses. The Park will be home to the UK's first Green Data Centre, strengthening Fife's credentials as a leading region in low carbon energy projects.**

These units are being built by 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.

**Available in Spring 2021  
these new business  
units are suitable for  
innovative businesses  
looking to expand  
or relocate**

## DESCRIPTION

Due for completion Spring 2021 there will be 9 new business units suitable for Class 4,5 & 6 uses, ranging in size from 97sqm (1044sqft) to 198sqm (2131sqft), with the potential to combine units.

### The units will benefit from:

- Potential to benefit from 100% rates relief using Small Business Bonus Scheme (subject to tenant eligibility)
- Connection to a District Heating Network, an alternative to gas that offers a financial saving as well as environmental benefits
- Internal eaves height of 4 metres
- Electrically operated overhead access door and glazed pedestrian access
- Steel portal frame construction
- Energy efficient LED lighting (internal and external)
- WC facilities

## ACCOMMODATION

Unit 12	124.6 sqm	1341.2 sqft
Unit 13	124.6 sqm	1341.2 sqft
Unit 14	124.6 sqm	1341.2 sqft
Unit 15	134 sqm	1442.4 sqft
Unit 16	98 sqm	1054.9 sqft
Unit 17	98 sqm	1054.9 sqft
Unit 18	198.2 sqm	2133.4 sqft
Unit 19	97.3 sqm	1047.3 sqft
Unit 20	97.3 sqm	1047.3 sqft
<b>TOTAL</b>	<b>1096.6 sqm</b>	<b>11803.8 sqft</b>

## LOCATION

Queensway is one of Central Fife's best-located employment locations and has been the focus of a sustained programme of investment over the last decade. These units are just one of the many projects under way as part of the wider regeneration of the Queensway Technology and Business Park and the town centre area. The units are easily accessed by road and public transport with a rail link in Markinch only 5 minutes away. Ideally located next to the A92 with links to Kirkcaldy, Edinburgh and Dundee to the North.

## BENEFITS OF LOCATING AT QUEENSWAY

- One million skilled workforce within one hours drive
- Easily accessible with excellent links via road, rail and air
- Convenient town centre location, close to amenities and facilities
- Excellent broadband fibre connections

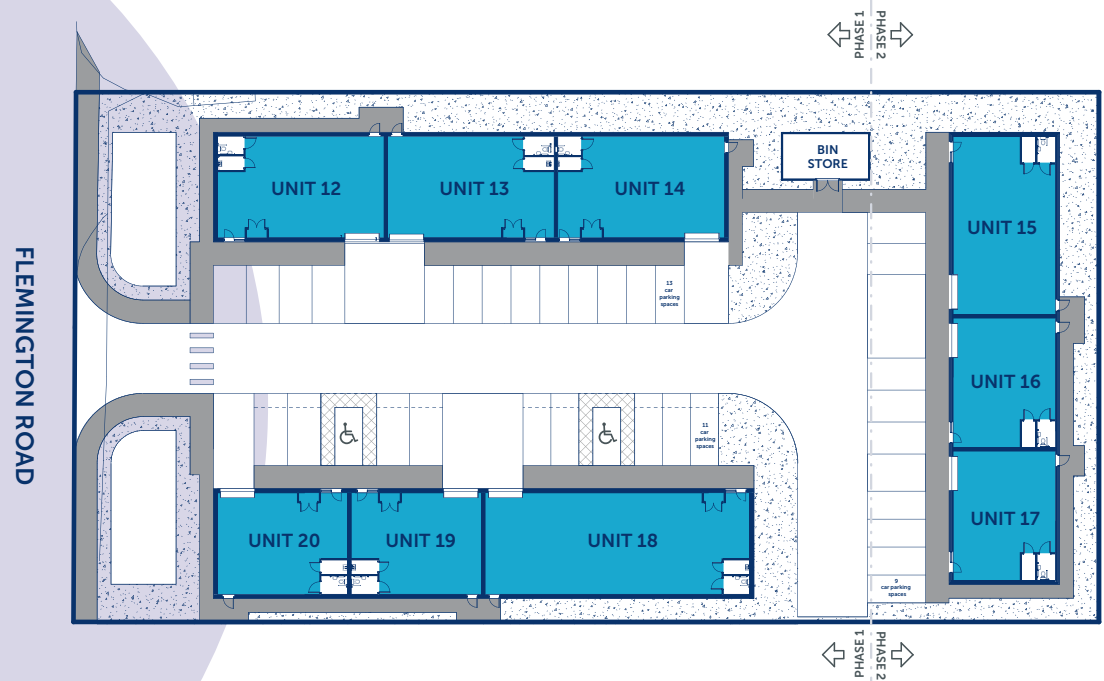
## ENERGY PERFORMANCE RATING

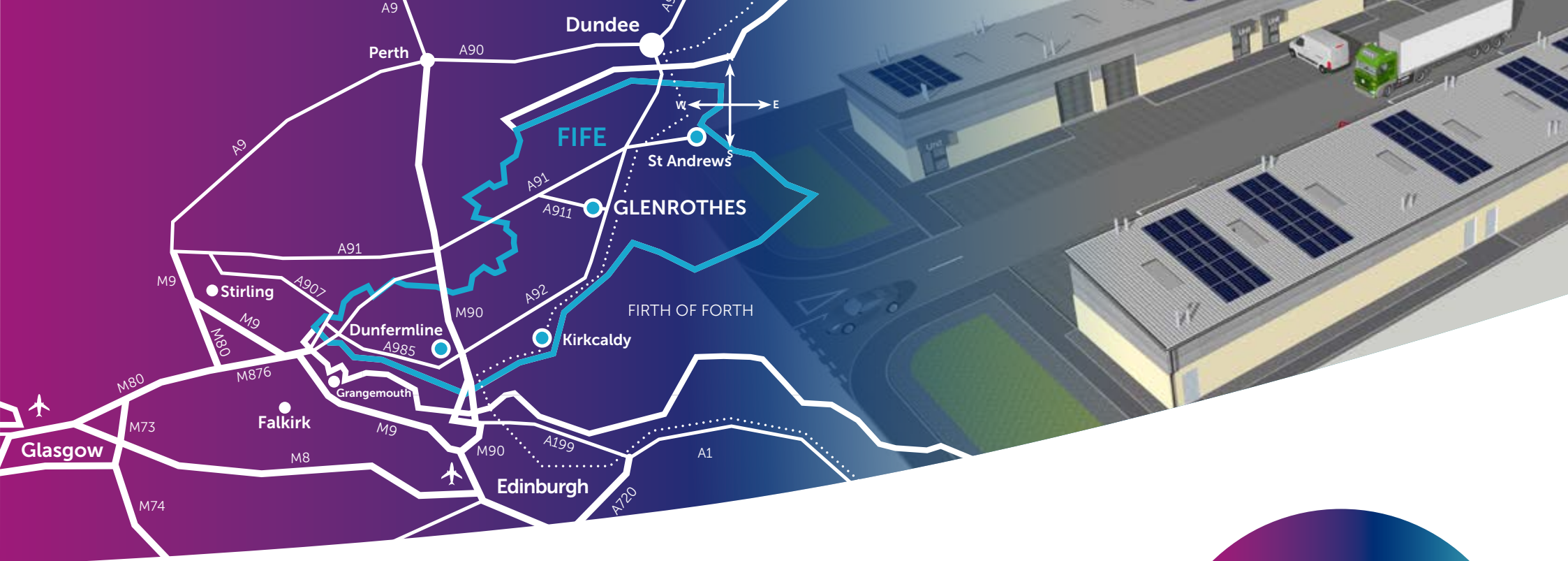
The Energy Performance Rating will be assessed on completion of the buildings

## LEASE TERMS

- 3 year minimum lease term
- Full repairing & insuring lease
- Rental cost £7.50/sqft per annum
- Class 4,5 & 6 use only
- Business criteria – innovation, technology, growth

An overview of standard lease terms are attached





## Connectivity and Location

Situated approximately 25 miles north of Edinburgh and 15 miles south of Dundee, Queensway Phase 2 is located in Glenrothes, Fife's third largest town.

## Road

Accessing Queensway is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

## Air

Edinburgh Airport is approx 38 mins by road. More than 40 airlines operate 300 flights a day from Edinburgh, including 40 to London.

## Rail

Close proximity to both Markinch and Kirkcaldy stations, including the East Coast Main Line that links London with Aberdeen, as well as direct trains to Glasgow and Edinburgh.

## Ports

Port of Rosyth deep-water Port with scheduled roll-on roll-off freight sailings to Zeebrugge.

For more information contact  
Derek Bayne in the  
**Business Property Team**  
[fifemeansbusiness@fife.gov.uk](mailto:fifemeansbusiness@fife.gov.uk)



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