

DISTRIBUTION / INDUSTRIAL LAND AND DEVELOPMENT OPPORTUNITIES

FIFE INTERCHANGE

Sites available from 0.4 to
17.3 Ha (1 to 42.8 acres)

Adjacent to Amazon
Regional Distribution Facility

Frontage and convenient
access on to the M90
Motorway

3 miles from the Forth
Road Bridge and new
Queensferry Crossing



Scottish Enterprise

INVEST IN FIFE

LOCATION

Fife Interchange is a highly prominent and well located new distribution and business park development.

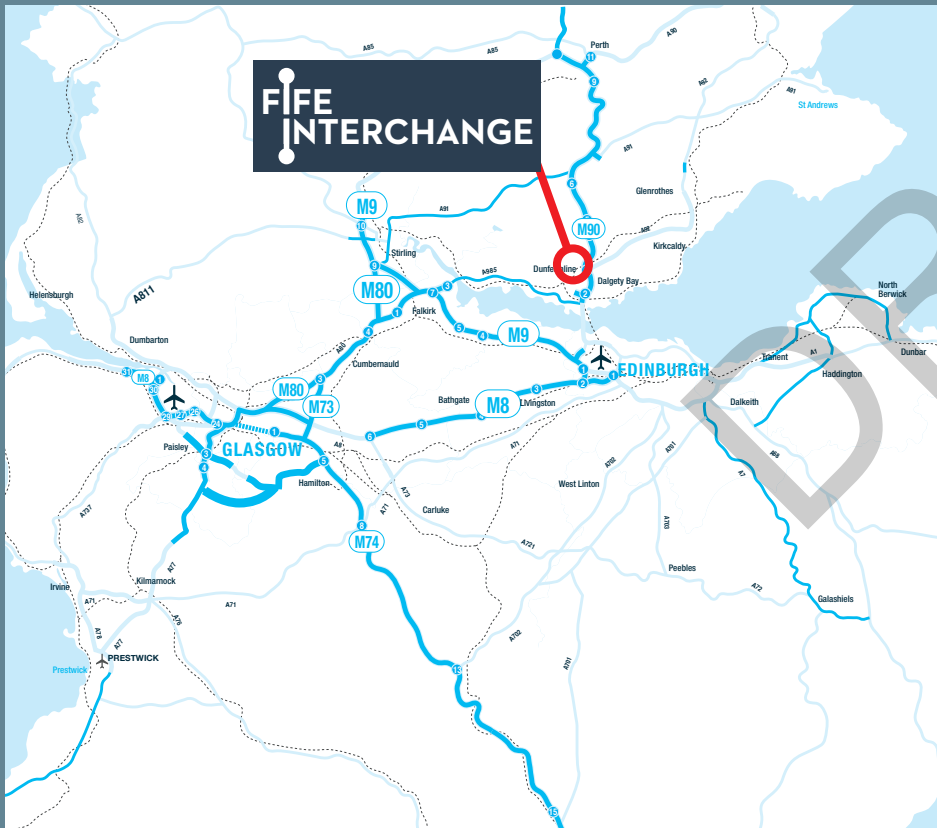
Situated in the South of Fife, approximately 3 miles North of the Forth Road Bridge, the location is ideally suited for servicing Scotland's central belt with close proximity to Edinburgh, Edinburgh Airport and Scotland's Motorway network.

The site is approximately 1.5 miles South East of Dunfermline town centre and benefits from a prominent position overlooking the M90 Motorway which leads to the Forth Road Bridge and the North of Scotland. Edinburgh Airport and Edinburgh City Centre are respectively 20 and 25 minutes by road.

The Forth Replacement Crossing project is currently underway with completion scheduled for May 2017 which will greatly increase the flow of traffic and business to Fife and the North.

A variety of Scotland's diverse engineering, production, finance and technology companies are already situated within South Fife, taking advantage of the diverse working population and excellent proximity to Scotland's key office and industrial districts.

The location also benefits from a range of public transport amenities including both Dunfermline and Rosyth railway stations which provide trains to Edinburgh, Glasgow, Aberdeen and Dundee via the national rail network.



KEY LOCATION FEATURES

Located approximately 1.5 miles south of junction 3 of the M90 motorway

Directly adjacent to Amazon's new 1 Million sq.ft. fulfilment centre

Approximately 15 miles north east of Edinburgh city centre

Approximately 10 miles north of Edinburgh International Airport

3 miles north of Forth Road Bridge and location of Forth replacement crossing

3 miles north of the Port of Rosyth

1.5 miles south east of Dunfermline town centre

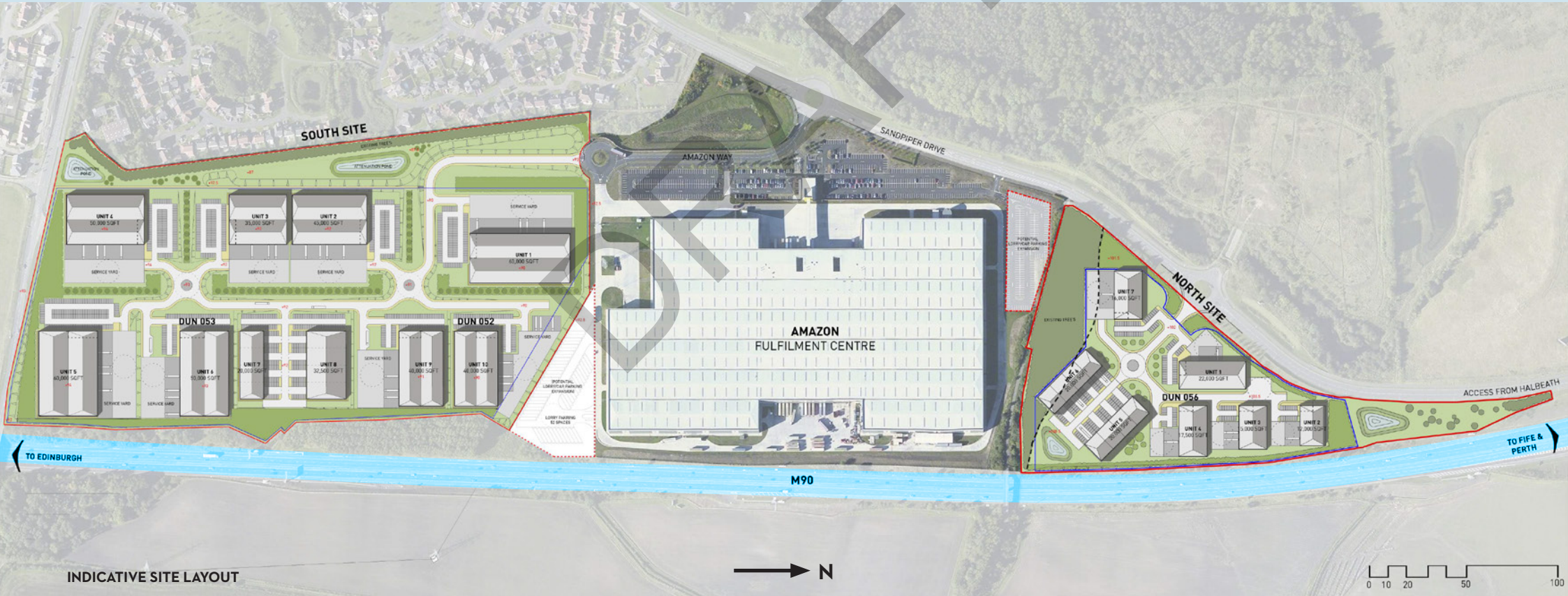
DESCRIPTION

The site is split into the North and South sites by the Amazon Distribution Facility. A detailed breakdown of each site is provided on the following pages.

The site could accommodate a wide range of potential business related uses subject to securing appropriate planning approvals.

The sites are allocated within the Dunfermline and West Fife Local Plan as business, general industry, and storage/distribution uses (classes 4, 5 and 6 respectively of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

The site could accommodate a wide range of potential business related uses subject to securing appropriate planning approvals.



INDICATIVE SITE LAYOUT

FIFE INTERCHANGE NORTH

DESCRIPTION

The North site comprises a roughly triangular site which is accessed from Sandpiper Drive at the north end of the site, next to the Amazon Distribution Centre.

ACCOMMODATION

The total site area extends to 3.50 ha (8.66 acres). The site can be disposed in whole or sub divided to create individual sites from approximately 1 acre.



1. Amazon Distribution Facility
2. Halbeath Interchange (Junction 3 M90)
3. Halbeath Motor Park
4. Fife Leisure Park
5. Halbeath Retail Park
6. Halbeath



FIFE INTERCHANGE SOUTH

DESCRIPTION

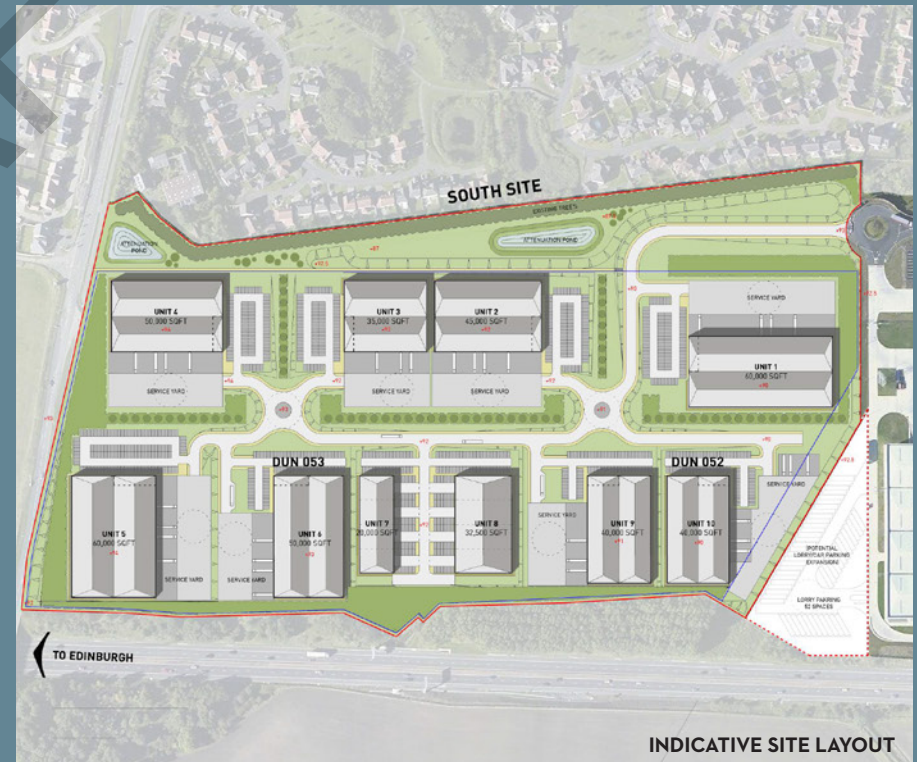
The South site comprises a roughly rectangular site which is accessed from Amazon Way / Sandpiper Drive at the north end of the site, next to the Amazon Distribution Centre.

ACCOMMODATION

The total site area extends to 17.33 ha (42.8 acres). The site can be disposed in whole or sub divided to create individual sites capable of accommodating building sizes ranging from approximately 30,000 sq.ft. up to a potential total of 800,000 sq.ft.



- 1. Amazon Distribution Facility
- 2. Dunfermline Town Centre
- 3. Dulloch Retail Park



INDICATIVE SITE LAYOUT

THE OPPORTUNITY

The site is available for immediate development and will be of interest for business use/owner occupation or speculative development/investment. It should be noted that sites will only be sold with an obligation to undertake immediate development of the site.

PRICING

Further information on pricing should be made via the sole selling agents.

TECHNICAL INFORMATION

Technical information is available from the sole selling agents.

FURTHER INFORMATION

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