

Crompton Road East Glenrothes



**33 miles to
Edinburgh
Direct access
to A92**

Potentially suit a single user

**Suitable for Class 4 (Office), Class 5 (General Industrial) or Class 6
(Storage & Distribution) uses**

Good accessibility to national road network

Available for immediate entry

LOCATION

Glenrothes is a new town created in the 1950s, situated in the heart of Fife with around 40,000 residents. It is well known as being an established industrial & commercial centre with a number of purpose built industrial estates surrounding the town centre, known as the Kingdom Centre. It is also the administrative centre for Fife.

From the subjects, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge, all via the A92 trunk road, making it benefit from excellent road communications to the national motorway network. The A92 is directly accessed from the estate via dual carriageway.

The subjects are situated on the east side of Crompton Road within the Southfield Industrial Estate, approximately 1 mile to the south of Glenrothes town centre in an established industrial location with panoramic views out to the south. A number of major companies such as Flexcon, Malcolms, Fi-Fab and NOV are based in Southfield.

DESCRIPTION

The subjects comprise extensive development opportunity extending to 7.57 hectares or thereby (18.71 acres) with a single access point from Crompton Road. The site is currently given over to varied vegetation including mature trees and has an attractive southerly aspect. It is understood that mains services are available within the vicinity but any purchaser will be required to satisfy themselves in this respect as well as the capacity of services for their requirements.

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), 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.

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,

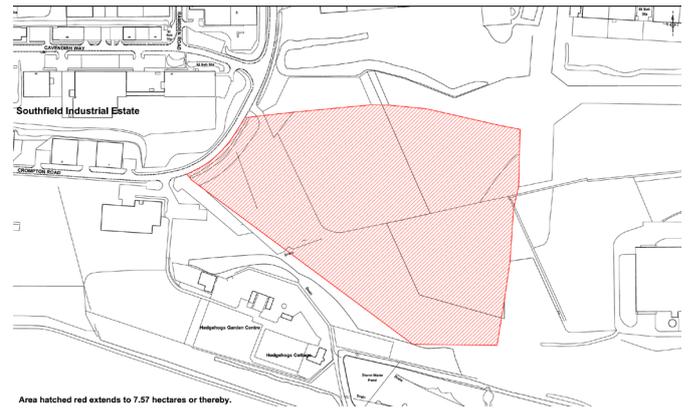
as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.

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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