

# **Barclay Court**

## Mitchelston Industrial Estate Kirkcaldy



**Prime  
development  
opportunity**  
**Close proximity  
to A92**

**Situated within an established industrial estate**  
**Close to town centre**  
**Suitable for subdivision**

## LOCATION

Kirkcaldy, with a population of around 47,000, is a thriving town recognised as having strong historic roots in manufacturing and for its good quality cultural and educational facilities. The town lies equidistant between Dundee and Edinburgh and is well served by rail being on the main Edinburgh–Aberdeen line.

It is well served by road communications with the A92 to the north of the town connecting this location with the M90 Edinburgh to Perth motorway. The main commercial facilities are situated around the town centre, approximately 1.5 miles to the south of the subject's location.

The subjects are located to the north of Mitchelston Industrial Estate, directly opposite Dunnikier Business Park, in Kirkcaldy. The estate is a well established and vibrant employment and business hub which is easily accessible onto the distributor road network and the A92.

The subjects occupy a prominent position along Carberry Road within the Western side of the Mitchelston Industrial Estate. Access can be secured either directly from the subjects extensive frontage along Carberry Road or alternatively from Barclay Court. Occupiers within this location include traditional office/industrial occupiers, a number of new office developments and the Dunnikier Business Park.

## DESCRIPTION

The subjects comprise a roughly rectangular site extending to 1.05 hectares (2.6 acres) or thereby. Given the availability of more than one access point, the subjects can be sold or leased as one whole plot or alternatively can be subdivided and leased or sold as smaller development plot sizes. The site is currently given over to varied vegetation 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.

The subjects present a prime development opportunity for a business looking to locate in a thriving and vibrant business/industrial park location.

**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

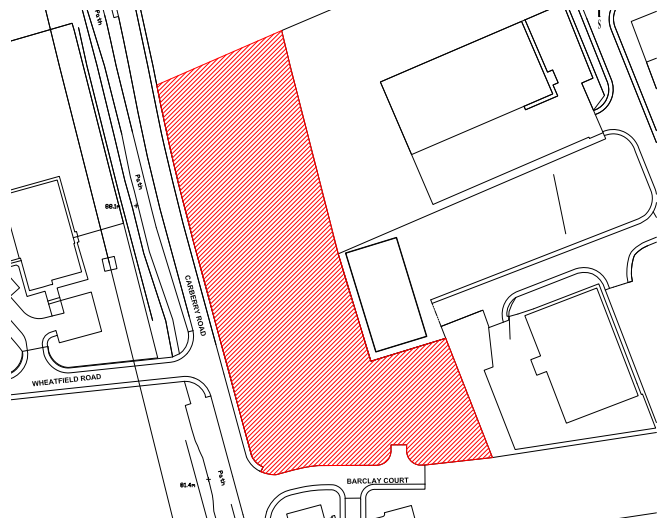
that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, 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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For more information  
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