

# Dalton Road

## Southfield Industrial Estate

### Glenrothes



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

**Single development site of 2.51 hectares (6.20 acres) suitable for subdivision to five smaller development opportunities from 0.25 hectares (0.62 acres)**

**Available for immediate entry**

**Established industrial location**

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

## LOCATION

Glenrothes is a maturing new town lying in the heart of Fife, with a population of approximately 40,000 people. 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 access upon exiting the estate onto dual carriageway which is easily accessible onto the A92, connecting to the M90 and the 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 in an established industrial location, approximately one mile to the south of the town centre in an area characterised by a number of large industrial occupiers.

Lying on the southern edge of the town and bounded by a mature tree belt, the subjects offer a prime development opportunity in a thriving and vibrant industrial estate with good quality mature landscaping. The key advantage of the Dalton Road site is its location within a well established employment hub which has direct access to the distributor road network.

## DESCRIPTION

The subject comprise an extensive development site extending to 2.51 ha (6.2 acres) although sub-division into the following plot sizes will be considered to meet individual business 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.

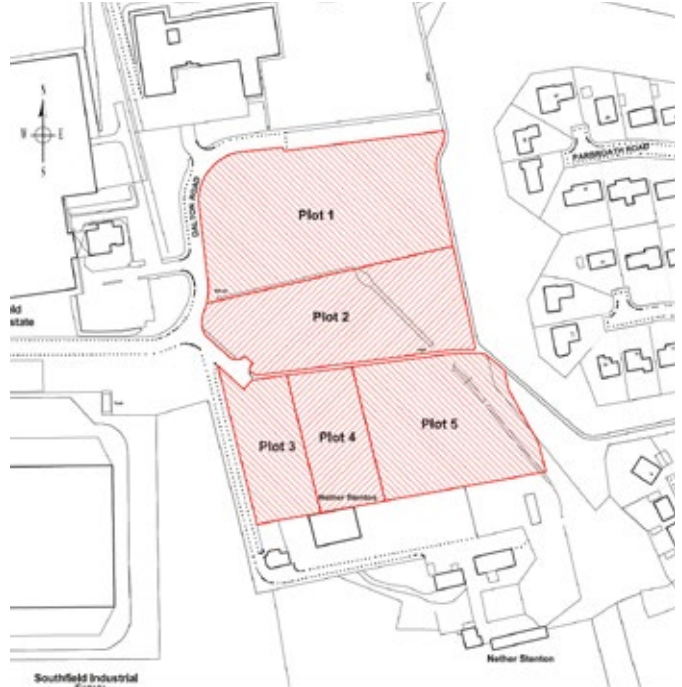
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back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

**Property Investment  
and Development Team**

[fifemeansbusiness@fife.gov.uk](mailto:fifemeansbusiness@fife.gov.uk)

**#fifemeansbusiness**

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