

Perth Road

Glenfield Industrial Estate

Cowdenbeath



**Easy access
main road
networks**

**Established
industrial
location**

Sites from 0.195 hectares (0.48 acres) up to 0.47 hectares (1.17 acres) or thereby

Sites suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses

Available for immediate entry

LOCATION

Cowdenbeath is situated in the heart Fife just to the north of the A92 trunk road which connects Fife with the national motorway network and the M90 Edinburgh to Perth motorway. It has a resident population of around 12,000 people. It is also well served by rail communications, benefiting from a train station. making the subjects easily accessible for both employees and business customers via the Fife Circle and the east coast lines. Edinburgh Waverley and Haymarket, each be accessed via half hourly services.

Glenfield Industrial Estate is situated at the north end of the town just off Perth Road, in an established industrial location. There are a number of industrial occupiers in the estate which provide excellent local job opportunities to local residents. The estate is mature and well established, and is home to a number of successful businesses and companies. The estate benefits from close links to the main distributor road network, lying just over a mile from the A92 and 2.5 miles from the M90 allowing easy access to the central belt with Edinburgh within 20 miles and Glasgow just over 50 miles.

DESCRIPTION

The site extends to a total of 1.742 ha (4.31 acres). The subjects comprise various development sites available individually or in any combination as follows:

Description	Size (acres)	Size (hectares)
Site 5	0.86 acres	0.347 Ha
Site 6	1.17 acres	0.472 Ha

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.

SITE AREA

The whole site is currently landscaped and extends to 5.35 hectares (13.22 acres).

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

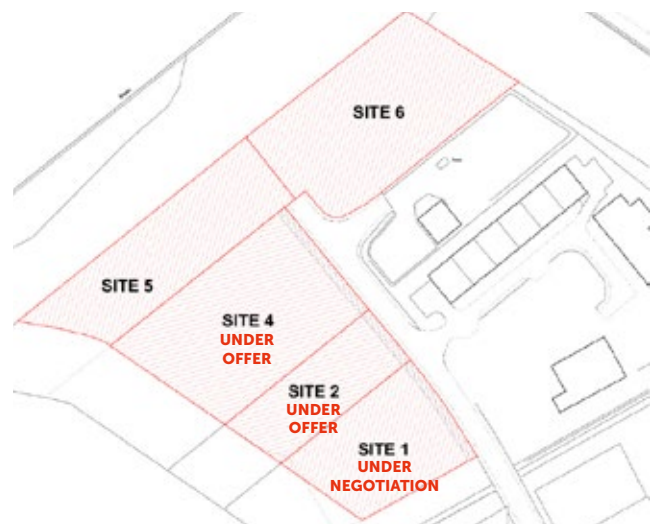
regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.

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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