

Whitworth Road

Southfield Industrial Estate Glenrothes



**Sought after,
prime location
Good access to
motorway
network**

2 Ha (4.94 acres) development site

Extensive development opportunity being allocated for general employment purposes and is considered suitable for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses

Excellent road communications

Attractive environment

LOCATION

Glenrothes is one of Fife's principal towns, occupying a central location within the region and having a resident population now approaching 50,000. Glenrothes is the main administrative centre within Fife and also the industrial nucleus containing an extensive stock of business properties with a diverse range of companies from local to national and multi-national interests.

The town is strategically located in Fife with a good communication system, including main line rail links at Thornton and Markinch with the A92 dual carriageway providing a first class link into Central Scotland's motorway network. The subjects occupy a site extending approximately 4.94 acres on the west side of Whitworth Road within the well-established, and sought after, Southfield Industrial Estate. Southfield Industrial Estate has good access to the B921 dual carriageway, connecting into the A90 and Central Scotland's motorway network beyond. The estate is home to a variety of both local and national covenant strength occupiers, this being testament to the estates popularity.

DESCRIPTION

The subjects comprise a development site extending to 2 Ha (4.94 acres) or thereby with vehicular access directly onto Whitworth Road within the Southfield Industrial Estate. The site has a southerly aspect, gently sloping from north to south. The main attraction of this site is its vehicular access to the distributor road network. An initial section of access road has been constructed to the boundary of the site and the site is being sold with the benefit of a servitude right of access.

Partial disposal of the site would be considered, subject to a suitable road access being provided to the remainder of the site.

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 allocated for General Employment purposes and is considered suitable for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or 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.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2013)



#fifemeansbusiness

Fife Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item.

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.