

## **The Avenue**

Lochgelly Industrial Park  
Lochgelly



**Development  
opportunity  
Excellent  
infrastructure  
links**

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

**Excellent vehicular communications**

**Various site sizes from 0.215 hectares (0.53 acres) up to 0.598  
hectares (1.48 acres) or thereby available**

## LOCATION

Lochgelly is situated in West Central Fife with a population of approximately 6,500 which is set to increase. Through the Scottish Sustainable Communities Initiative, Lochgelly is receiving significant investment in regeneration and positive development. Being on the Fife Circular rail line and adjacent to the A92 dual carriageway, Lochgelly has excellent infrastructure links to Edinburgh and Fife's main towns.

The site is located within The Avenue Industrial Park, Lochgelly. The estate is a well established and vibrant employment and business hub with superb access onto the distributor road network lying minutes from the A92, connecting to the M90 and central Scotland motorway network.

## DESCRIPTION

The subjects present a prime development opportunity for a business looking to locate in a thriving and vibrant business/ industrial park. The access road has already been constructed making the various sites suitable for immediate occupation. The subjects would be suited to light industrial, office, manufacture or storage and distribution business subject to planning permission.

Sites are available in the range 0.59 acres (0.239 ha) up to 1.37 acres (0.554 ha). The sites are available individually or in any combination depending on an individual's requirements.

The following sites are available:-

Description	Size (acres)	Size (hectares)
Site 5	0.59 acres	0.239 Ha
Site 6	0.67 acres	0.2718 Ha
Site 7b	1.37 acres	0.5539 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.

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