



WESTFIELD

FIFE, KY5 0HJ, SCOTLAND

COMMERCIAL DEVELOPMENT SITES FROM 2 – 25 ACRES



**Hargreaves
Land**

WESTFIELD-FIFE.CO.UK

INDUSTRIAL, EMPLOYMENT AND
ENERGY RELATED USES CONSIDERED

ACCESS FROM M90 AND A92

QUEENSFERRY CROSSING 20 MINUTES

POTENTIAL RAIL CONNECTION

22MW ENERGY FROM WASTE
FACILITY NOW CONSENTED

FREEHOLD AND LEASEHOLD
OPPORTUNITIES

NEARBY TOWNS GLENROTHES,
KIRKCALDY, DUNFERMLINE

DESIGN AND BUILD OPPORTUNITY

THE OPPORTUNITY

We have been instructed by Hargreaves Land to market Westfield which is one of the largest industrial redevelopment opportunities in Scotland. The brownfield site which benefits from Planning Permission in Principle is being prepared for new development in terms of the remediation of the land and creation of development platforms.

Development platforms will be available from 2 – 25 acres and there is also an additional phase 2 area of land which could be included in a larger scale development should this be required.

Planning consent has been secured for Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage &

Distribution) in addition to other employment related uses. The site is particularly suitable for industrial uses requiring significant energy provision.

A proposed 22MW energy from waste facility has detailed planning consent and is capable of supplying occupiers with heat, power and steam. More details on the existing and future utility provision for the site is available on request.

Depending on your business needs, bespoke development platforms can be provided and where required a full design and build solution to land and buildings can be offered on a Freehold or pre let basis.

Future occupiers of this site could take advantage of the following:

- Westfield's proximity to the motorway network
- Potential rail connection
- Consented Energy From Waste plant (22MW)
- Significant potential heat and gas provision
- Development platforms currently being created



360 VIEW

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MASTER PLAN

- DEVELOPMENT PLATFORMS CURRENTLY BEING CREATED 2 TO 25 ACRES
- 22MW ENERGY FROM WASTE FACILITY NOW CONSENTED
- ACCESS AVAILABLE FROM A92 AND M90
- INDUSTRIAL, EMPLOYMENT AND ENERGY RELATED USES CONSIDERED
- QUEENSFERRY CROSSING 20 MINUTES
- POTENTIAL RAIL CONNECTION
- FREEHOLD AND LEASEHOLD OPPORTUNITIES
- NEARBY TOWNS GLENROTHES, KIRKCALDY, DUNFERMLINE

INDICATIVE PLOT LAYOUT PLAN.
FURTHER DETAILS AVAILABLE ON REQUEST.

360 VIEW

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LOCATION

Strategically positioned in mid-Fife approximately 5 miles to the east of Junctions 4 and 5 of the M90 (Edinburgh - Perth) motorway and 3 miles north of the A92 (Dunfermline - Kirkcaldy/Glenrothes) dual carriageway. The main access to the site is from the M90 (junction 5). Access can also be gained from the A92 (Dunfermline, Kirkcaldy) dual carriageway. The new Queensferry Crossing is approximately 20 minutes' drive and other drive times are as follows:

Glenrothes	10 minutes	Glasgow	1 hour
Dunfermline	20 minutes	Aberdeen	2 hours
Edinburgh	40 minutes	Rosyth (Dock)	20 minutes



TERMS

Individual plots can be offered on a long-term lease or freehold basis. Further details are available by contacting the agents.

FURTHER INFORMATION

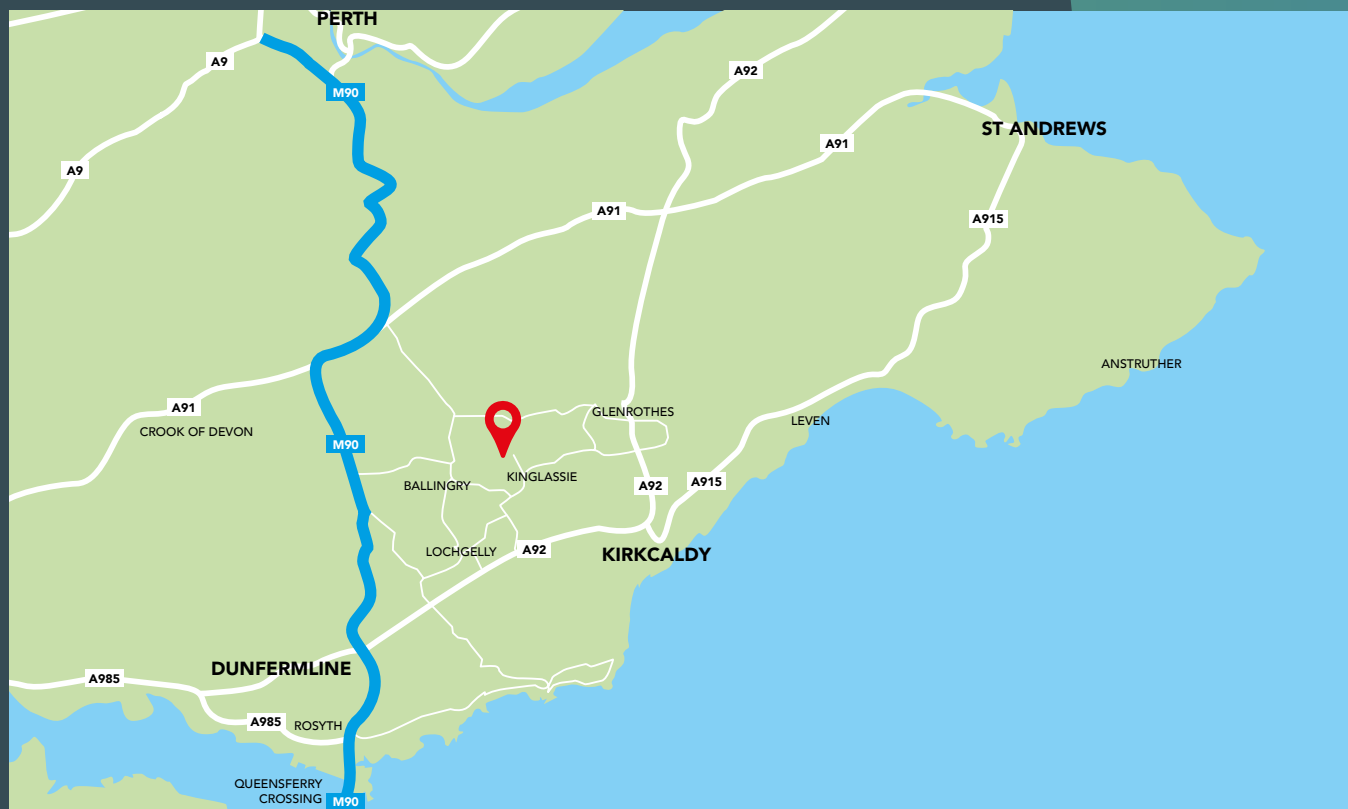
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