

LEVENMOUTH BUSINESS PARK

B930 PERCIVAL ROAD, BUCKHAVEN, KY8



NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE BUSINESS UNITS

FROM 93 SQM (1,001 SQFT) TO 131 SQM (1,410 SQFT)

AVAILABLE LATE 2023

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NEW BUSINESS UNITS

Levenmouth Business Park, located at the edge of Buckhaven, forms a key part of the Levenmouth Strategic Development Area. The development is easily accessible by road and is supported by the new £116m flagship Levenmouth Reconnected Rail Line, currently under construction.

The Business Park units, designed to create and sustain jobs, have received funding from the Levenmouth Reconnected Programme (LRP), Fife Council, and the Edinburgh and South East of Scotland City Region Deal.

**Available
late 2023, these
new business units are
suitable for innovative
businesses looking
to expand or
relocate**

DESCRIPTION

Due to be completed in October 2023, there will be 7 new business units suitable for Class 4, 5 & 6 uses, ranging in size from 93sqm (1,001 sqft) to 131sqm (1,410 sqft), with the potential to combine units. The units will benefit from:

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- Steel portal frame construction
- Internal eaves height 4 metres minimum
- Covered pedestrian entrance
- Electricity operated overhead access doors
- Security shutters
- Solar PV
- 3 phase supply
- Energy Efficiency LED Lighting internally and externally
- WC facilities
- Parking for cars only (no external storage)
- Gas heating
- Potential to benefit from 100% rates relief

ACCOMMODATION

Unit Number	Size sqm	Size sqft	Rateable Value
1	118	1,270	TBC
2	118	1,270	TBC
3	131	1,410	TBC
4	93	1,001	TBC
5	93	1,001	TBC
6	93	1,001	TBC
7	93	1,001	TBC

BENEFITS OF LOCATING IN THE LEVENMOUTH BUSINESS PARK

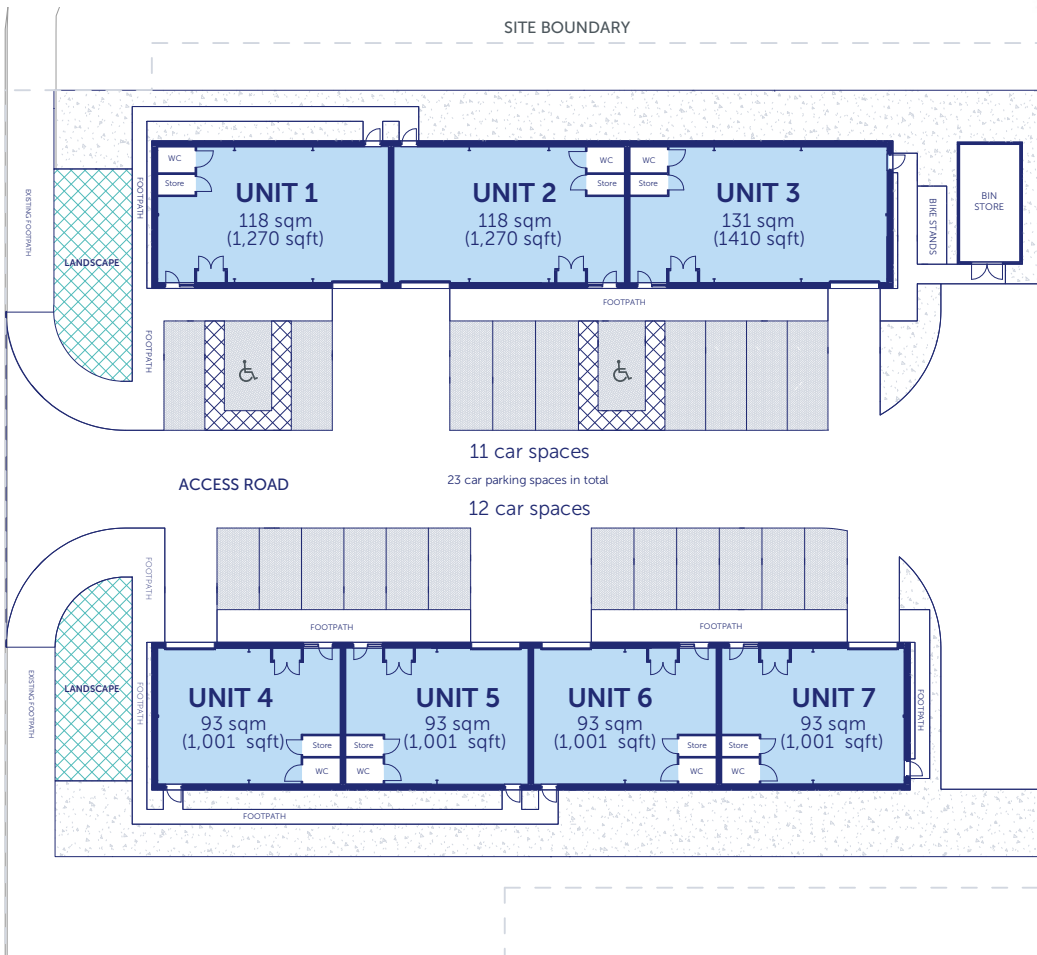
- One million skilled workforce within an hour's drive
- Easily accessible with excellent links via road, rail and air
- Convenient location adjacent to A915 Standing Stane Road and access to the A92
- Close to amenities and facilities in Buckhaven
- Excellent broadband fibre connections

ENERGY PERFORMANCE RATING

All buildings have an Energy Performance Rating of B



EXISTING ROAD



LEASE TERMS

- 3 year minimum lease term
- Full Repairing & Insuring Lease
- Rental costs to be confirmed
- Class 4, 5 & 6 use only (no motor trade, showroom or trade counter)
- Criteria must be within Innovation, technology, growth sectors to comply with funding

An overview of standard lease terms are attached



LOCATION AND CONNECTIVITY

Situated approximately 40 miles north of Edinburgh and 20 miles south of Dundee, Levenmouth Business Park is located less than one mile from Energy Park Fife on the Methil waterfront.

ROAD

Accessing Levenmouth Business Park is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

AIR

Edinburgh Airport is less than 50 mins by road and is the UK's 6th busiest airport with 37 airlines flying 221 routes to 158 destinations.

RAIL

Close to the proposed Levenmouth Rail Link which will provide connecting services to Dundee and the East Coast main line linking London with Aberdeen, as well as direct trains to Glasgow and Edinburgh.

This project is supported by the Edinburgh & South East Scotland City Region Deal



Scottish Government
Riaghaltas na h-Alba
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**Levenmouth
Reconnected**

#fifemeansbusiness

For more information
please contact the:
Business Property Team

fifemeansbusiness@fife.gov.uk

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. **Mar 2023**