

A scenic view of Kirkcaldy, Scotland, featuring a large stone church with a clock tower and Gothic windows, a stone building with a weather vane, and a person walking on a path. The image is overlaid with a purple-to-blue gradient.

invest fife

Kirkcaldy

Where Heritage Inspires Growth

#fifemeansbusiness

A blend of heritage and innovation

Welcome to Kirkcaldy, Fife! Explore the exciting investment opportunities that await your business in our vibrant town and the surrounding area. Kirkcaldy boasts a rich history, strategic location, and a diverse economy poised for growth.

Located in the heart of Fife, the Kirkcaldy area offers a dynamic and strategic location for businesses seeking to expand or establish a presence in Scotland. The Kirkcaldy area provides excellent opportunities for growth and innovation.



FOOD AND DRINK

Fife, including Kirkcaldy, is renowned for its vibrant food and drink sector, contributing £584 million to the Fife Economy. With a diverse range of suppliers including world-class distilleries to innovative food producers, the region offers a resilient supply chain and ample opportunities for companies involved in the production, distribution, and retail of food and beverages.

DIGITAL AND TECHNOLOGY

Embracing the digital age, Kirkcaldy is home to a growing community of tech start-ups and digital enterprises. With a focus on innovation and connectivity, the town offers an ideal environment for technology-driven businesses to flourish and thrive.

MANUFACTURING AND ENGINEERING

With a strong tradition in manufacturing and engineering, Kirkcaldy continues to be a hub for advanced manufacturing. The area boasts a skilled workforce, modern facilities, and a supportive infrastructure for both traditional and high-tech manufacturing processes.

Connectivity to the rest of the world

Kirkcaldy boasts easy access to major cities like Edinburgh and Glasgow via the M90 motorway and a well-connected rail network, including a stop for the Caledonian Sleeper Service. Edinburgh Airport is just a short journey away, opening global connections. Kirkcaldy's central location within Scotland provides access to a skilled workforce and a strong domestic market with opportunities for globalisation.

Our transport links via road, rail and sea enable businesses of all types to use Fife as a base.

ROAD

Edinburgh 50 Minutes
Dundee 1 Hour
Stirling 55 Minutes
Perth 45 Minutes
Glasgow 1 Hour

MOTORWAYS

South & West: M90, M8, M73, M74, M6,
A1M & M1 North: M90

AIR

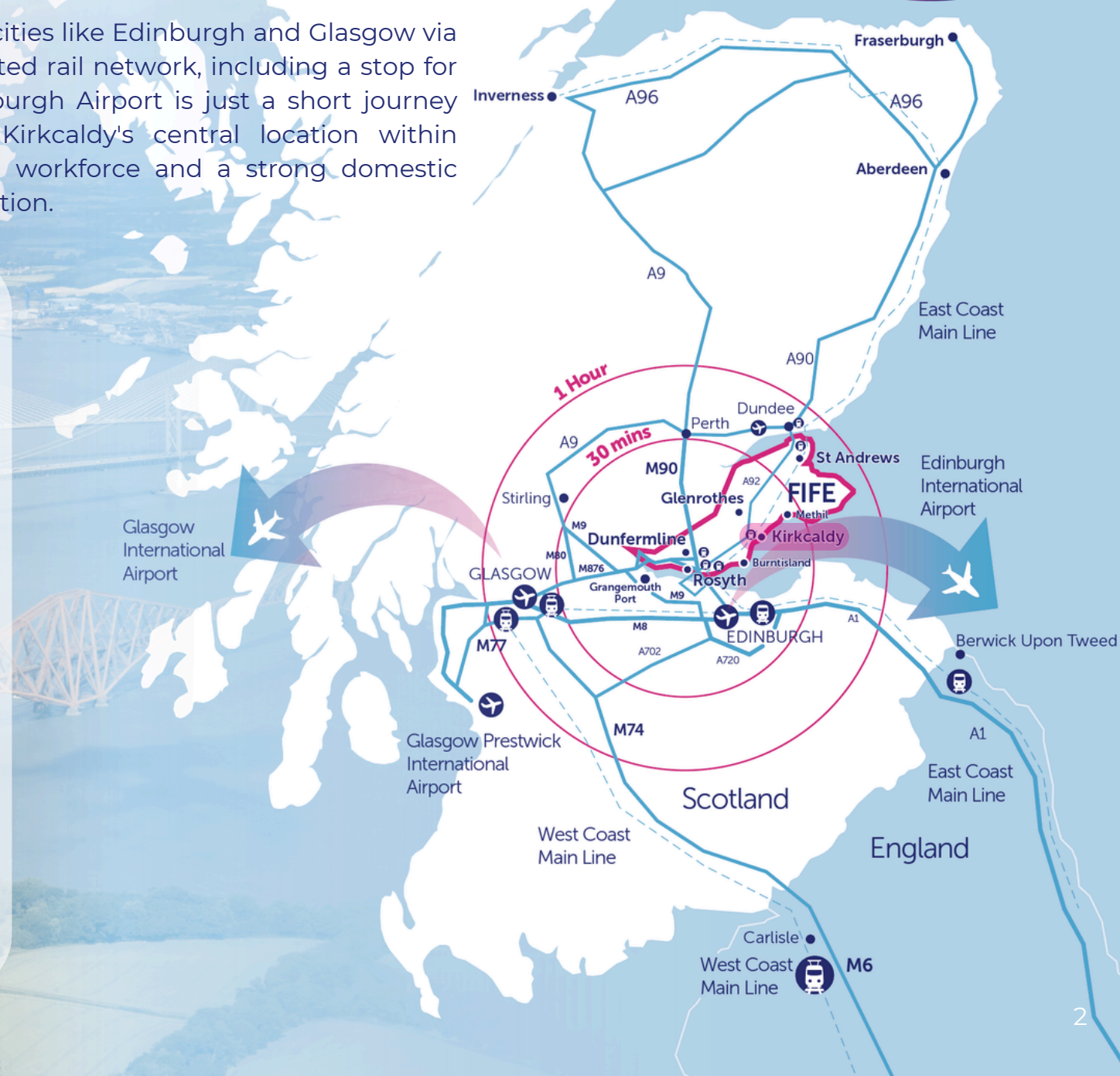
Airport connections from Edinburgh
20 direct UK destinations
87 International including US & Middle
East 46 flights per day to London

RAIL

Main East Coast Rail link Fife Circle –
Edinburgh Main West Coast Rail link
Freight links

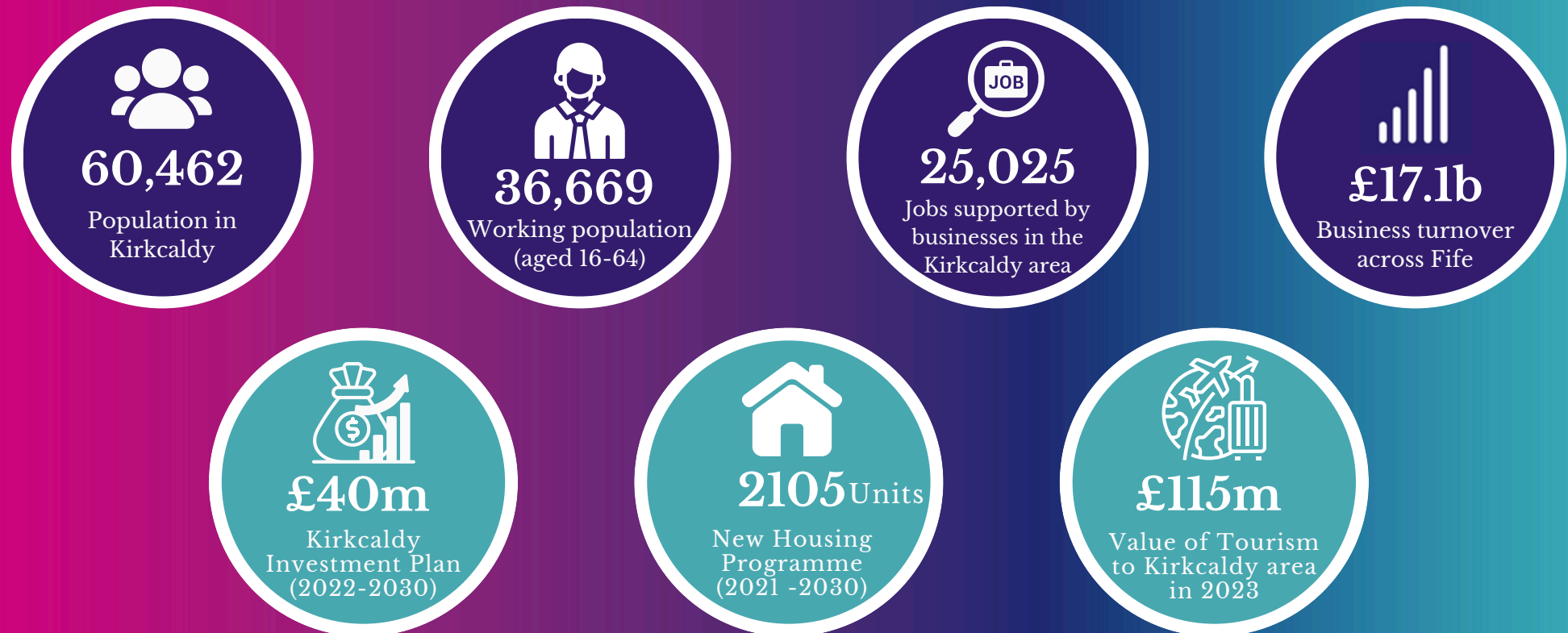
PORTS

Rosyth Deep Water
Kirkcaldy Docks
Methil
Burntisland



Thriving business environment

Investing in Fife means investing in a vibrant and growing region. The Kirkcaldy area comprises key towns such as Kirkcaldy, Burntisland, and Kinghorn. Each offers unique advantages, from scenic coastal views to strong community spirit and industrial growth opportunities. Here, you'll discover a strategic location, a skilled workforce, a conducive business environment, and a dedicated emphasis on innovation.



The Strategic Development Area (SDA) at Kingslaw in Kirkcaldy, part of the larger Kingdom Park project, is a significant expansion planned for the northeast of Kirkcaldy. The development spans 135 acres and will include up to 1,100 new homes across several new neighbourhoods with convenience shopping and community facilities.

John Smith Business Park

John Smith Business Park (JSBP), your gateway to premier business opportunities in Kirkcaldy. Perfectly situated just minutes from Junction 2A of the A92, JSBP offers unparalleled convenience with the town centre a mere 5-minute drive away. Nestled in the thriving Chapel area and adjacent to Fife Central Retail Park, JSBP combines strategic location with exceptional accessibility.

LAND FOR DEVELOPMENT

A unique opportunity awaits with **43 acres** of land available for development, suitable for a range of Class 4 employment uses and is ideal for a hotel, gym, nursery or other ancillary services to complement the Business Park. Imagine the possibilities as you bring your vision to life in a vibrant, supportive community.

OFFICE SPACE

JSBP features two prime properties, **Iona House** and **Lomond House**, each offer modern amenities and versatile spaces tailored to meet your business needs. The park is home to notable companies such as **Commscope Technologies**, **Flexspace** and **Cash for Cars**.



Business Incubator Kirkcaldy



Business Incubator Kirkcaldy is situated within Mitchelston Industrial Estate on the outskirts of Kirkcaldy, with easy access to A92 providing links to both Edinburgh and Dundee. It offers high-quality business accommodation in a managed Centre supporting new businesses, fostering growth and collaboration. All units are finished to a high standard and benefit from gas-fired radiator systems, perimeter trunking and quality floor coverings.



High-quality office space

Units ranging in size from
15sqm to 51sqm



Mitchelston Industrial Estate

Mitchelston Industrial Estate is designed to accommodate various business needs, offering flexibility, convenience and a strategic advantage. Only a short distance from Kirkcaldy's town centre, providing easy access to local amenities and major transport links. The industrial park includes a number of potential development sites. Visit our employment land page for more details.

BARCLAY COURT

The site extends to **0.4463 hectares (1.1 acres)**. With multiple access points, it offers flexibility for sale or lease as a whole plot or subdivided into smaller development plots.

MIDFIELD ROAD

A prime **1.48-acre (0.6 Ha)** development opportunity at the prominent corner of Midfield Road and Carberry Road.

- ✓ Strategic development sites
- ✓ Well situated to service Kirkcaldy and Glenrothes
- ✓ A number of major occupiers in close proximity
- ✓ Suitable for for Class 4 (Office), Class 5 (General Industrial), Class 6 (Storage and Distribution).
- ✓ Attractive business park location

WHEATFIELD ROAD

The site extends to **2.14 hectares (5.28 acres)** and already benefits from road access to Wheatfield Road itself onto the site. It is available as a whole or in smaller lot sizes to meet individual business requirements.

MIDFIELD DRIVE

Situated on the west side of Carberry Road. Conveniently located just 1.5 miles north of Kirkcaldy's bustling town centre. Various plots and sizes are available for development.

MITCHELSTON DRIVE

An **80 acres of development land** is available to let or purchase. This is strategically situated with direct frontage and access to the A92 dual carriageway which connects central Fife with the M90 (Edinburgh/Perth). The site is zoned for Employment uses and has potential for many different commercial uses.

Mitchelston Industrial Estate is home to **QAS Group Limited, Key-Tech Electronic Systems, Raeburn Training, Smith Anderson, Peter Vardy, Arnold Clark** and many more successful businesses.

Dunnikier Business Park

Dunnikier Business Park forms part of the regeneration of Mitchelston Industrial Estate, Kirkcaldy. The park is part of the Fife Industrial Innovation Investment Programme (i3 programme), which supports businesses in Fife to innovate and increase competitiveness. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a **£1.3bn programme of investment** spanning 15 years. City Region Deal partners include Councils, Scottish and UK Governments, Universities, Colleges and the private and third sectors.



Unit sizes
from **97 sqm**
to **125 sqm**



£14m

**I3 investment in
Kirkcaldy area**

Westfield

Westfield is one of the largest industrial redevelopment opportunities in Scotland, just outside the Kirkcaldy area, next to Ballingry. The brownfield site, which benefits from planning permission in principle, is being prepared for new development platforms. Plots are available from 2 – 7.7 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 granted 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.



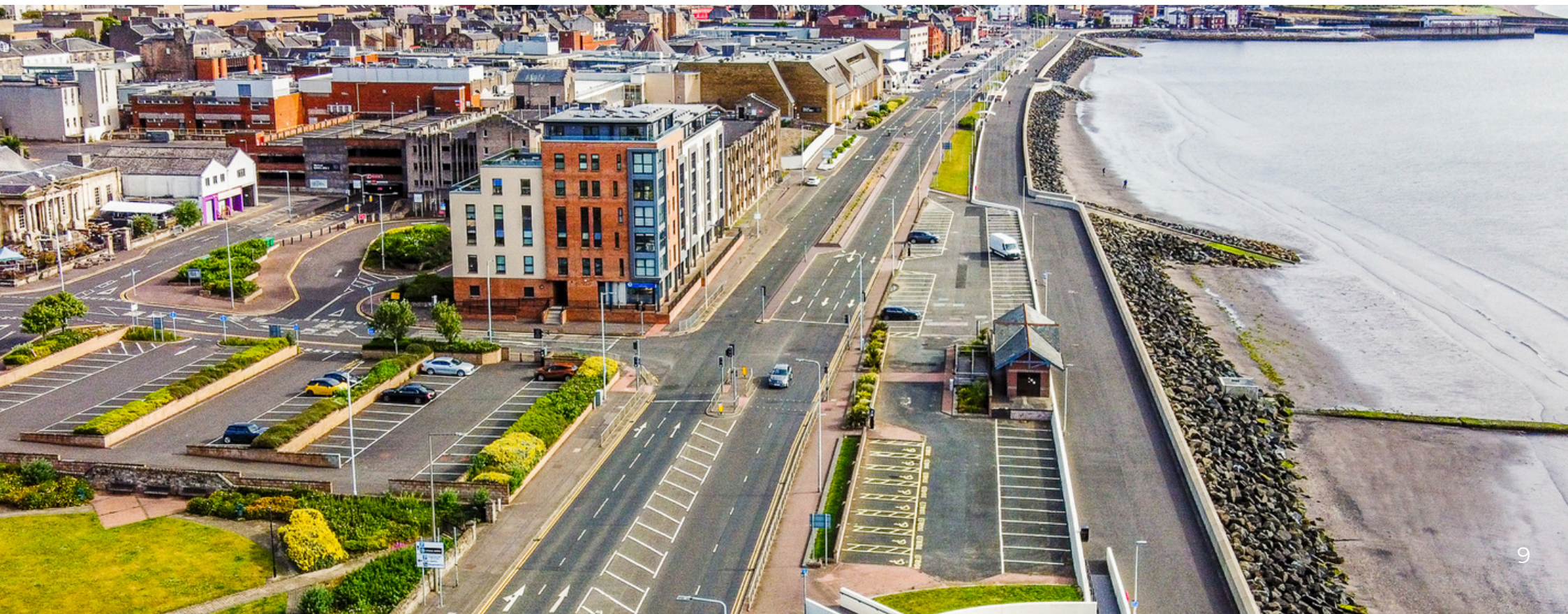
A **22MW** Energy-from-Waste facility is under construction with capability of supplying occupiers with heat, power and steam

Kirkcaldy Waterfront

One of Kirkcaldy's biggest assets is its coastal location along the Firth of Forth. The Kirkcaldy area, stretching from Dysart to Burntisland and including Kirkcaldy, Kinghorn, and Auchtertool, contributes significantly to Fife's 117-mile coastal path.

Kirkcaldy Waterfront has benefited from £5M of recent investment improving public realm, connections to the town centre and upgrading of the greenspace at Volunteers' Green to create an attractive and imaginative multi-use space. Kirkcaldy Leisure Centre is located at the Waterfront and following £15m investment this state-of-the-art building hosts an extensive range of amenities for all ages and abilities.

Forthcoming investment and development opportunities may be available at Kirkcaldy Waterfront please contact fifemeansbusiness@fife.gov.uk



Town centre development

Kirkcaldy is often referred to as the “Lang Toun”. The town centre is located within minutes of the bus station and train station and offers an eclectic blend of award-winning independent businesses and larger chains as well as a weekly Artisan Market.

The town centre is already home to residential, commercial, and family-friendly leisure opportunities. It is steeped in heritage, with the childhood home of the world-renowned economist and philanthropist Adam Smith, located just off the High Street. The Adam Smith Theatre, a great venue for conferences, meetings, and events, boasts a 475-seat auditorium that has recently been transformed with a £7.8m investment, creating a new creative, collaboration, and digital space for businesses.

Nearly 1,000 people live across the town centre and Fife College Kirkcaldy Campus located within minutes of the town centre boasts 400 courses across 40 specialist subjects, attracting a large student population to the town. Investors and entrepreneurs are encouraged to take advantage of the commercial and development opportunities across the town centre, with dedicated business support available from Fife's economic development team.



Supply chain excellence

Kirkcaldy boasts a well-established supply chain, backed by a long history of manufacturing and industry, the area has fostered a network of experienced logistics providers, engineering firms, and specialist businesses. This creates a seamless ecosystem for companies looking to optimise their operations.

Key supply chain companies in Kirkcaldy exemplify the area's diverse capabilities across various sectors. **Smith Anderson**, renowned for its high-quality paper products, leads the packaging industry with innovative solutions. **Carrs Flour Mill**, a staple in the food sector, delivers world-class flour processing and packaging solutions. **Forbo Flooring Systems**, a global leader in flooring solutions, provides high-quality, durable, and environmentally friendly flooring products for both residential and commercial use. **Key-Tech Electronic Systems** stands out in the electronics sector, providing precision-engineered components and systems, showcasing the breadth of expertise available in Kirkcaldy.

Kirkcaldy's established supply chain network offers a one-stop shop for all your needs, ensuring efficiency and minimising disruptions. Investing in Kirkcaldy means tapping into a rich network of industry leaders and innovators, making it the ideal location to optimise and expand your operations.



The port at **Burntisland** is one of the **Forth Green Freeport (FGF) locations**. FGF aims to create a hub for sustainable and green technologies, attracting investments and fostering innovation. The Freeport's strategic location and incentives make it an attractive option for companies looking to establish or expand sustainably. It also presents significant opportunities for investors and supply chain businesses across the region.

Furthermore, **Briggs Marine** plays a crucial role in the supply chain landscape of Fife. With its extensive maritime services, including offshore energy support and environmental consultancy.

Skilled workforce

Companies located in Kirkcaldy can benefit from recruitment, selection and training support through Fife Council's Opportunities Fife and Employability Team. The region has a strong commitment to workforce training, life-long learning and skills development – creating the conditions to attract and retain talent, develop a knowledge economy and promote a culture of enterprise.



Developing the Young Workforce (DYW) aims to create a rich variety of high-quality learning opportunities, linked to skills needs and employer demand, enabling young people to be informed and empowered to make smart decisions about the best route to work for them.

culture of enterprise

At **Fife Council, the Economic Development team** is committed to linking both education and industry together. Our Meet the Business programme, in partnership with DYW, is a great way to invest in your future workforce by sharing a short bio of your business and the skills required to work in your industry.



Opportunities Fife can provide local employers with a single entry point and act as a gateway into accessing a whole range of services available to help you and your business. They will discuss your recruitment needs, develop tailored training solutions to meet the real skill needs of your business and match these to local individuals looking for work.



The **University of St Andrews** ranks in the top 100 universities in the world. Founded in 1413, it offers students a world-renowned education that prepares them for working in a professional environment.



Fife College boasts first-class facilities, expert teaching and a wide range of courses suited to the needs of local and national industry. With five campuses across the region and a host of local learning centres, the College is within easy reach of the Fife community making learning even more accessible than ever before.



Beyond the business

Kirkcaldy's perfect for culture vultures. The **Adam Smith Theatre** regularly attracts excellent productions, while **Kirkcaldy Galleries** features work by Scottish colourists and famous local artists, including Jack Vettriano. Nearby, **Dysart**, a filming location for the popular series Outlander, adds a touch of historical charm to the area. The **Adam Smith Heritage Centre** further enriches the cultural landscape with insights into the life and legacy of the renowned economist

Fife Ice Arena is home to **Fife Flyers**, the UK's longest-established professional ice hockey team. There are two beautiful parks with children's play areas – **Ravensraig** and **Beveridge Park** (which also has a boating lake) - while **Cluny Activities** offers Segway driving, footgolf, archery and more. And, every April, **The Links Market** comes to town annually with over 200 fair rides and attractions and it is the longest street fair in Europe and the oldest in Scotland.

Kirkcaldy is a town that combines a high quality of life with a supportive business environment, making it the perfect place to invest in your future. Whether you seek a family-friendly community, opportunities for innovation, or a sustainable lifestyle, Kirkcaldy offers something for everyone. Embrace the potential of Kirkcaldy and join a forward-thinking community poised for continued success.



BEAUTIFUL COASTLINE

Enjoy stunning views and recreational opportunities along the Fife coastline, perfect for outdoor enthusiasts and those seeking a tranquil environment.

HISTORIC LANDMARKS

Discover Kirkcaldy's rich heritage with historic sites such as Ravensraig Castle and the Kirkcaldy Galleries, which celebrate the town's cultural legacy.

STRONG COMMUNITY

Experience the warmth and hospitality of a close-knit community that values connection and mutual support.

Visit the **Welcome to Fife** website for more inspiration.

Kirkcaldy

Invest in your future



InvestFife is a collective brand that encompasses all of Fife Council's Economic Development services, including Business Enterprise, Land, and Property. InvestFife collaborates closely with various partner organisations, such as Business Gateway Fife, Scottish Enterprise, Scottish Development International, and the Fife Chamber of Commerce, in addition to colleagues in the Council's planning services department. This collaboration ensures the delivery of a comprehensive 'Team Fife' investment and business support package.

Kirkcaldy, a hub for business excellence!

Follow us on social media



Contact us to find out more
www.investfife.co.uk
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