

**To Let – High Quality Business Units**  
Total **2,248 sqm (24,197 sqft)**

**Completion due  
Early 2025**



**FIFE**  
**INTERCHANGE**  
North

**Highly prominent site adjacent to M90**

**9 high specification units available**

**Suitable for Business and Innovation**

**Location - Dunfermline, Fife, KY11 8EZ**

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## Description

The proposed business units are being developed by Fife Council as part of the Fife Industrial Innovation Investment (i3) Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful. 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.

Due to be completed early 2025, the development will comprise 9 new units suitable for Class 4,5 and 6 uses. Ranging in size from 169 sqm (1,829 sqft) to 761 sqm (8,199 sqft) with the potential to combine units they provide an ideal solution for innovative businesses in manufacturing, technology and service industries, looking to expand or relocate.

The Units will benefit from:

- Steel frame construction
- Glazed pedestrian entrance
- Potential to create internal office accommodation
- Electrically operated overhead access door
- Security shutters
- 3 phase supply & Solar PV power systems
- Energy Centre
- Low Carbon Design
- Radiant Heating System
- Energy efficient LED lighting internally and externally
- WC facilities
- On-site car parking with disabled provision
- Fast and rapid EV charging available
- Cycle facilities

## Accommodation

Unit No.	Area (sqm)	Area (sqft)	Min/Max Clear Height (m)	Comments
1	186.24	2,005	4.08/5.12	Pre-let available
2	186.24	2,005	4.08/5.12	Pre-let available
3	186.24	2,005	4.08/5.12	Pre-let available
4	186.24	2,005	4.08/5.12	Pre-let available
5	186.29	2,005	3.70/4.21	Pre-let available
6	186.29	2,005	2.70/4.21	Pre-let available
7	169.94	1,829	4.22/4.66	Pre-let available
8	198.62	2,140	4.22/4.77	Pre-let available
9	761.70	8,199	4.00/7.36	Pre-let available

**The site is situated to the north of the Amazon UK Fulfilment Centre immediately adjacent to the M90.**



Fife Council is seeking to secure businesses with a focus on the key criteria of the City Deal programme including innovation, technology, growth as well as demonstrating employment creation, investment and sustainability. Further details in respect of the criteria are available on request.

## Benefits



One million skilled workforce within one hour's drive



Close to proposed Dunfermline Learning Campus (under construction)



Easily accessible with excellent links via road, rail and air



Convenient – close to amenities and facilities



Excellent broadband fibre connections



Low Carbon Design

## Lease Terms

These units are available to lease for a minimum term of 3 years. For confirmation of the rent required for each of the units, please contact the marketing agents Ryden, contact details below.

The units will be available on an Internal Repairing and Insuring basis with a service charge to cover the external repairs, maintenance, communal service and utility provision.

## Expected Completion

It is anticipated that these units will be available for occupation early in 2025. Subject to agreeing satisfactory terms, the units can be reserved in advance of completion.

## Use

The units are available for uses falling within Classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (no motor trade, showroom or trade counter uses are permitted)

## Occupier Criteria

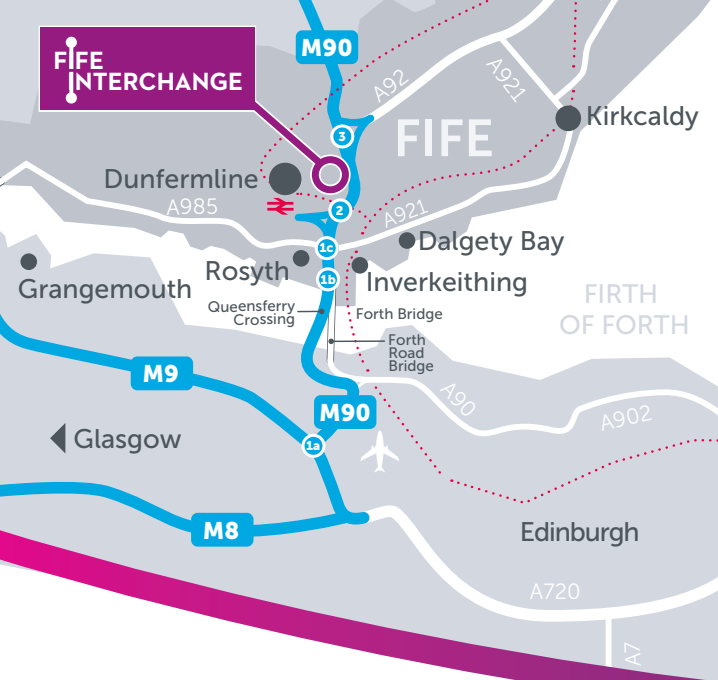
Fife Council is seeking businesses with a focus on the key criteria of the City Deal programme including innovation, technology and growth as well as demonstrating employment creation, investment and sustainability.

Please contact Ryden for more information about the occupier intended use criteria for these units.

## Energy Performance Rating

Will be assessed upon completion.





**The Forth Bridge**

**The Queensferry Crossing**

**Rosyth deep-port**

## Location

Fife Interchange is a highly prominent and well located new business park development.

Fife Interchange North can be accessed directly from Sandpiper Drive. It is situated immediately to the North of the Amazon UK Fulfilment centre and to the South of Junction 3 of the M90, which connects with the A92 (Kirkcaldy – Glenrothes) dual carriageway.

A variety of Scotland's diverse engineering, production, finance and technology companies are already situated within South Fife, taking advantage of the diverse working population and excellent proximity to Scotland's key office and industrial districts.

Approximate travel times are as follows:

	Miles	Time
Dunfermline City Centre	3.5 miles	9 minutes
Queensferry Crossing	4 miles	9 minutes
Kirkcaldy	13.5 miles	21 minutes
Glenrothes	17 miles	22 minutes
Edinburgh City Centre	18 miles	45 minutes
Glasgow	43 miles	56 minutes
Perth	28 miles	31 minutes



37 airlines flying 221 routes to 158 destinations.



Rosyth deep-port is readily accessible within 3 miles of the site.



Rail connections are available at Rosyth, and Dunfermline as well as the East Coast Mainline at Inverkeithing which links London with Aberdeen, as well as direct trains to Edinburgh and Glasgow.



Park and Choose facilities are available at Halbeath and Ferry Toll which both provide bus links to Edinburgh and Glasgow.

## Further Information

By contacting Ryden.

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