



invest life

# Glenrothes

## Your Gateway to Growth

#fifemeansbusiness



# A thriving hub for business and innovation

Welcome to Glenrothes, Fife! Glenrothes, Leslie, and Markinch, nestled within the picturesque Kingdom of Fife, offer a compelling proposition for businesses seeking growth and innovation. With a rich industrial heritage and a vibrant, forward-thinking community, this area is primed for investment and development.

The Glenrothes area has a diverse economic base, with key sectors including:

## LOGISTIC AND DISTRIBUTION

Strategic location with excellent transport links, making it an ideal hub for logistics and distribution operations.



## ADVANCED MANUFACTURING

Glenrothes hosts a dynamic advanced manufacturing hub, including companies specialising in precision engineering, electronics, and aerospace components. Strong ties with Fife College and research institutions support workforce development and innovation.

## RENEWABLE ENERGY

Home to pioneering renewable energy projects, Glenrothes benefits from its role in the transition to net-zero emissions. Leslie and Markinch feature sustainable infrastructure projects and access to green energy initiatives

## FOOD AND DRINK

The area boasts a robust food and drink sector, leveraging Fife's agricultural richness. Markinch's proximity to local producers fosters a supply chain for artisanal and large-scale production. Notable companies include premium distilleries, bakeries, and food innovation hubs.



# Connectivity to the rest of the world

The Glenrothes area is well-connected, making it an attractive location for businesses. The town is primarily accessed by the A92 trunk road, which links it to the broader motorway network, facilitating easy travel to major cities like Edinburgh and Dundee.

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

## ROAD

Edinburgh	60 Minutes
Dundee	40 Minutes
Stirling	60 Minutes
Perth	40 Minutes
Glasgow	75 Minutes

## 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

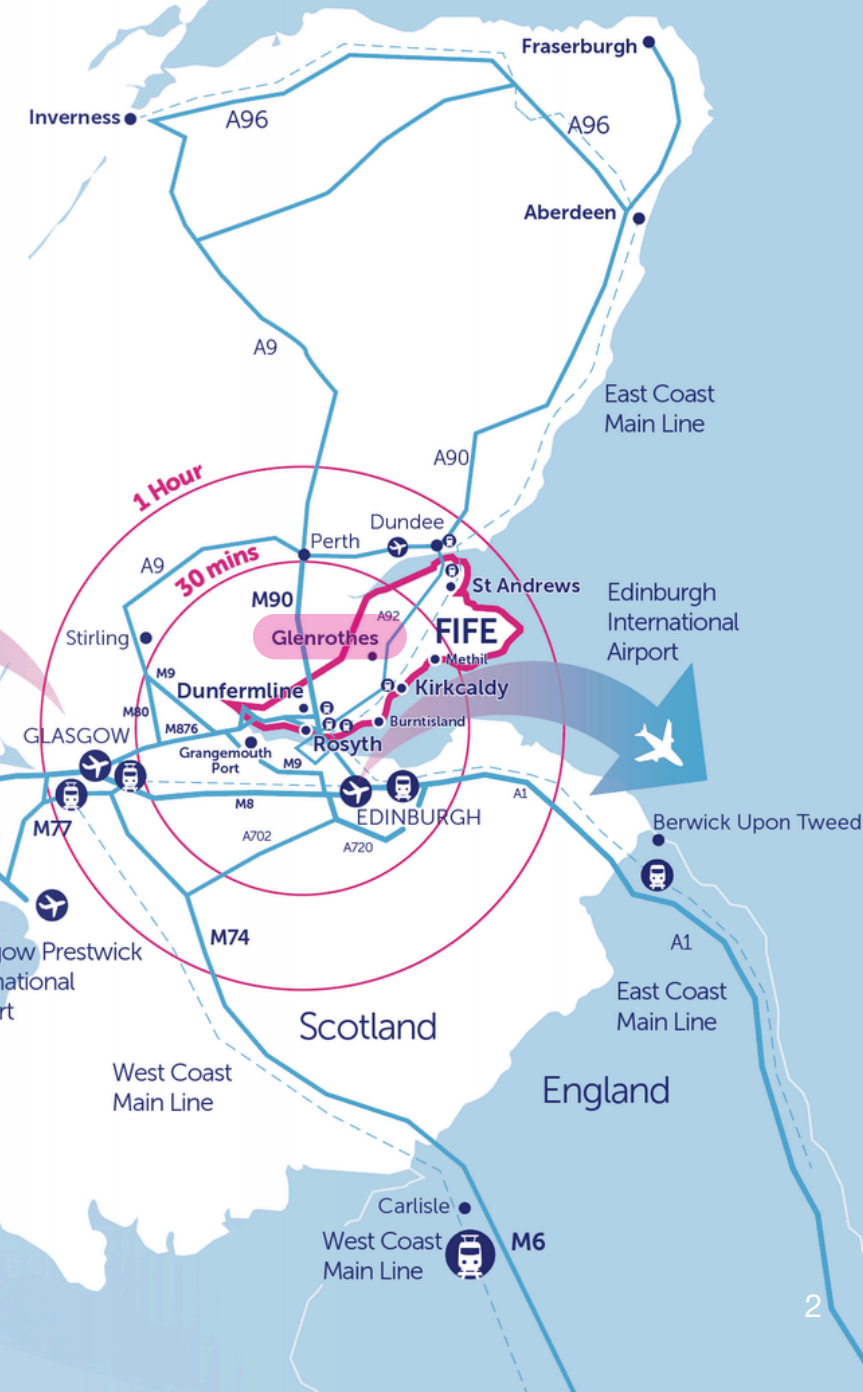
Rosyth Deep Water  
Port Grangemouth  
Docks Kirkcaldy  
Methil Deep Water  
Burntisland

Glasgow International Airport

Glasgow Prestwick International Airport

Scotland

England



# Thriving business environment



Investing in Fife means investing in a vibrant and growing region. Glenrothes as a maturing new town, is a focus for industry and commerce, boasting the regional centre and administrative capital of Fife. Here, you'll discover a strategic location, a skilled workforce, and a thriving, balanced and prosperous community.



\*Fi3P - Fife Industrial Innovation Investment Programme funded by the Edinburgh & South-East Scotland City Region Deal and delivered by Fife Council. Glenrothes securing a share of this £58million funding is helping to boost the transformation of the town.



# Industrial estates - driving growth

Glenrothes has a range of industrial estates designed to accommodate various business needs, offering flexibility, convenience and a strategic advantage. With easy access to local amenities and major transport links, the industrial estates offer a range of potential development sites.

## EASTFIELD

A well established estate located off the A92, Eastfield is home to several nationwide trade counter occupiers including **Cromwell, Howdens, MGM Timber, Paint Shed** and **Screwfix**.

## SOUTHFIELD

Southfield is positioned on the southern outskirts of Glenrothes and current occupiers include **NOV Flexibles, Quality Precision Electronics Ltd, Keela, Malcolm Logistics** and **Eurospray Ltd**. These businesses highlight Southfield's reputation as a hub for excellence in manufacturing and engineering, attracting industry leaders and fostering innovation in Fife.

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

## VIEWFIELD

Viewfield Industrial Estate is an established commercial environment, with excellent communication links to the A92, connecting to Dunfermline at the M90 and providing convenient access to the Queensferry Crossing and wider Scottish motorway network. Occupiers include **FTV Proclad Ltd, Leviton Network Solutions** and **Bosch Rexroth Ltd**.

## QUEENSWAY

Queensway Business Units are located within Queensway Technology and Business Park, an established business location in an excellent location on the eastern edge of Glenrothes. Occupants on the site include **Audio Emotion, McDonalds Water Storage** and **Plastech Group Ltd**. The site has directly benefited from recent Edinburgh & South-East Scotland City Region Deal funding - which has seen substantial refurbishment work and the construction of 9 new business units.

## FIFE FOOD AND BUSINESS CENTRE

The Centre comprises of large warehouse units for both storage and distribution businesses and smaller scale from 92sqm (1,000sqft). There are units suitable for food production/storage subject to specific industry requirements. Businesses currently based in the centre include **Peel Tech Ltd, CuanTec** and **Pitreavie Group**.



# Employment land

Glenrothes has a diverse selection of prime employment land and has attracted significant private investment in recent years. Notable large scale developments include projects by **InchDairnie Distillery**, **Wemyss Malt** and **Scotch Whisky International Warehousing Ltd**.

## CROMPTON ROAD WEST

The site is on the town's southern edge, bordered by a mature tree belt and open countryside. Its key advantage is its prime location, surrounded by employment areas, a business park environment, and direct access to the distributor road network.

## DALTON ROAD

Situated in an established industrial area, one mile south of the town centre, this site offers a prime development opportunity within a vibrant industrial estate, characterised by large occupiers and quality mature landscaping.

- ✓ Strategic development sites
- ✓ Sites ranging from 1.52-4.33 hectares
- ✓ Most land available for immediate entry
- ✓ Suitable for for Class 4 (Office), Class 5 (General Industrial), Class 6 (Storage and Distribution).
- ✓ All sites benefit from excellent road access

## FARADAY ROAD

Situated within the Fife Food Centre, this land has an extensive frontage to the Southfield Roundabout on Kinglassie Road, one of the main vehicular routes connecting Glenrothes with the A92.

## PENTLAND PARK

An area of office/business development approximately half a mile to the south west of Glenrothes town centre, Pentland Park comprises a high-quality business/office park, and is well served by a good quality road network.

## WHITWORTH ROAD

A site extending approximately **4.94 acres** on the west side of Whitworth Road within the well-established, and sought after, Southfield Industrial Estate.

## WESTWOOD PARK

A joint venture with **Scottish Enterprise**, there is a £1.2 m investment to be spent on future development and site servicing.

**Note:** Site usage categories vary per site but include a mix of Class 4 (Office), Class 5 (General Industrial), and Class 6 (Storage and Distribution).



# Sustainable futures - journey to net zero

Glenrothes businesses are leading the way with their commitment to renewable energy.

**InchDairnie Distillery's** current energy consumption is one of the lowest in the Scottish malt distilling terms, 30% below the average. To take the next step, they are making a £600k hydrogen investment and plan to run a boiler on 100% hydrogen for use in their distilling process. This switch is estimated to cut the business's carbon footprint by more than a third.

**RWE's** Markinch Biomass CHP Power Station, in partnership with the Scottish Government and Fife Council, have developed Glenrothes Energy Network. RWE supplies 100% renewable heat to the district heating scheme - heating businesses and houses within Glenrothes town centre, lowering energy bills and helping to prevent fuel poverty and climate change.

**HCS Control Systems** are utilising established Oil and Gas experience for Hydrogen projects. Transitioning their expertise into Hydrogen and carbon capture, utilisation and storage (CCUS) projects, they are actively collaborating with Hydrogen Scotland to explore the future of energy and secure their position in the supply chain.





# Town centre development

A comprehensive **Town Centre Master Plan** is in place, to reimagine and revitalise the 23.6 hectares of town centre in Glenrothes. With the aim of enhancing the quality of life for those living, working, learning and visiting Glenrothes - this transformation will pave the way for a vibrant and thriving 21st-century town centre.

Exciting opportunities lie ahead and the master plan focuses on key areas such as diversifying uses by emphasising non-retail options and expanding the evening economy. Enhancing the quality of public open spaces will ensure community enjoyment while integrating residential areas for the first time will boost the town centre's vibrancy. Improved connections will enhance path networks and provide better access to the beautiful nearby Riverside Park.

Sustainable infrastructure is a key priority, with efforts to advance net zero carbon emissions by integrating sustainable urban infrastructure and extending district heating.

Significant progress has already been made, including the £10 million North Street development, which now features major chains such as **M&S Simply Food** and **The Food Warehouse by Iceland**. Glenrothes also boasts a rich cultural scene with the **Roths Halls** theatre, **The Kino Cinema**, and the lively **Tenpin** bowling alley.





# Town centre land - former Rothesay House site

Centrally located in Glenrothes, the former Fife Council Rothesay House office block site offers a prime brownfield site development opportunity, with potential for further expansion through negotiation with the owners of the Kingdom Shopping Centre.

The site benefits from excellent transport links, including the A92 dual carriageway, M90 motorway, and nearby train stations at Thornton and Markinch, providing easy access to Edinburgh and Dundee.

Occupying a prominent position on the west side of Glenrothes town centre, the site is adjacent to Rothes Road and Rothesay Place, and is close to the Kingdom Shopping Centre. The area is well-served by public transport, with a bus station providing local and inter-city services.



Investment and  
development  
opportunities



# Queensway Park Data Centre Campus



The Queensway Park Data Centre Campus is conveniently located within easy travel distance of the capital and approximately 40 minutes drive to Edinburgh's International Airport.

Spread across **an area of 12 acres**, the campus will comprise of three strategically sized buildings providing a mixture of scalable co-location space and large single end-user facilities. There is also scope for bespoke builds to client specifications up to 40MVA.

The campus offers carrier-neutral and diversely routed high-speed fibre networks in a facility built to meet or exceed the standards of EN 50600 for building, power supply, environment, telecommunications, security and management. Highly efficient cooling systems will help achieve the target PUE rating of 1.15 or below.

Power to the entire campus is via a private wire connection to the adjacent **RWE** renewable energy plant with a capacity of 50MVA. This means the campus can operate a 100% green and environmentally facility and at the same time offer energy cost savings of up to 25%.

In addition to state-of-the-art data halls for high-performance computing, Queensway Park will feature Grade A office accommodation with a security centre, client space, test and build rooms and facilities management operation.



# Supply chain excellence

The Glenrothes area has a diverse and dynamic network of supply chain companies that support its industrial and technological sectors. These companies offer essential services and products, ranging from advanced manufacturing to precision engineering, and contribute significantly to the local economy. Outlined below are just a few of the many excellent examples.

**Bosch Rexroth Ltd**, a leader in hydraulics manufacturing, supports various industrial applications. Their presence in Glenrothes strengthens the local manufacturing sector.

**Ductform**, is Scotland's leading HVAC Ductwork contractors, with a revolutionary patented ducting solution which is manufactured and distributed from a 40,000 sq ft production facility in Glenrothes.

**Fife Fabrications**, offers precision sheet metalwork, electromechanical assemblies, and precision machining. They serve a wide range of industries, including electronics, telecommunications, and medical devices.

**Leviton**, is known for its fibre optics manufacturing and contributes significantly to the high-tech sector in Glenrothes. They provide essential components for telecommunications and data networks.



**Raytheon UK**, is located in the Queensway Industrial Estate, and specialises in defence and electronics. They provide advanced manufacturing and engineering services, including avionics systems, electronic contract manufacturing, and security identification systems.

**Semefab**, specialising in semiconductor manufacturing, provides microelectronics solutions for various applications, including automotive, industrial, and consumer electronics.



# Skilled workforce



Companies located in Glenrothes 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.



**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.



**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 Council, Economic Development is committed to connecting education and industry through engaging programmes for primary and secondary schools in Fife. As part of the **Culture of Enterprise Programme®** these initiatives inspire future entrepreneurs by fostering enterprising skills in young people. The **Meet the Business** programme is a great way to invest in your future workforce, providing valuable insights into working life.



# Beyond the business

Beyond its economic potential, the Glenrothes area offers a high quality of life with a range of leisure and tourism attractions. The town's meticulously planned landscape provides residents and visitors with an abundance of open green spaces, a wealth of leisure facilities, a network of cycle paths and an amazing art trail featuring over **170 unique sculptures, murals, decorated tiles and poetic paths.**

One of the best ways to get to know Glenrothes is to follow the **Town Art Trail**. Not only will this artistic route take you all over the town, you never know what, or who, will pop up next!

The Town Art Trail's **172 public artworks** include a family of hippos, a ring of dancing children, giant mushrooms and 13 carved concrete slabs arranged into a circle of standing stones. The Town Art Trail winds its way through several attractive parks, including Riverside Park, which has woodland walks, children's play areas and beautiful gardens.

Glenrothes has a good choice of pubs and clubs and places to eat, as well as an independent cinema, The Kino. Rothies Halls, next to the popular Kingdom Shopping Centre, is a great venue for live music, theatre, comedy, dance and children's shows.

The **Lomond Hills Regional Park** is made up of 25 square miles of moorland, lochs and farmland. It became Scotland's first Regional Park in 1986 due to its importance for recreation and conservation. The Lomond Hills themselves are Fife's most prominent landmarks.

Situated on **Fife Pilgrim Way**, Markinch's **St Drostan's Church** was once a stopping point for medieval pilgrims as they made their way to St Andrew's Cathedral. Today, Markinch provides an equally welcome refreshment break to walkers trekking the 65-mile route of Fife Pilgrim's Way – and is also an interesting place to explore.

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



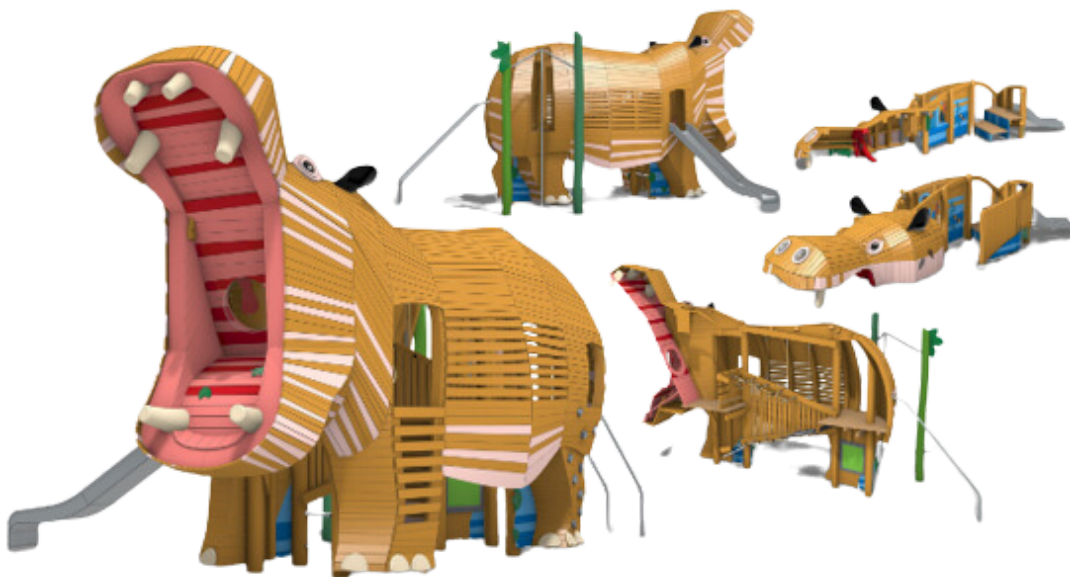


# Riverside Park - a community gem

Stretching 12 km from end to end, Riverside Park connects every community in Glenrothes. With nearly £5 million in funding from the UK Government, the park has been recently revitalised, ensuring as the 'People's Park' - it is accessible and enjoyable for all.

Major improvements to facilities include the development of the **Savannah-themed play park**, incorporating iconic town art with two enormous hippos. This inclusive play park is a delight for children and families.

The **international-grade pump track**, set to be the largest in Scotland, offers thrilling experiences for all from beginners to biking enthusiasts.



The outdoor gym and children's cycle park, along with planned activities like disc golf, park runs, and orienteering, ensure the park serves the entire community.

Accessibility has also been improved, with path upgrades, using recycled materials, creating safe, circular routes for all residents and visitors to enjoy.

Flora enhancements include planting over 300,000 bulbs and more than 4,000 trees, which will enrich the park's natural beauty.

# Glenrothes

Invest in growth



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.

## Fife's hidden gem!

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