

investfife

Fife

Investing in growth

Fife

Connected, skilled & welcoming!

Connectivity to the rest of the world

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

ROAD

Edinburgh	45 Minutes
Dundee	45 minutes
Stirling	55 Minutes
Perth	35 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	Methil
Burntisland	Grangemouth
Kirkcaldy	Leith



Welcome to Fife!

Economically, the well-connected region of Fife offers abundant investment opportunities, with multiple partners from the private and public sectors working collaboratively to support profitable investment, ensuring Fife is the best place to do business.

- Located on the East Coast of Scotland, Fife is one of the best-located and connected regions in the UK.
- Fife benefits from being part of 2 city region investment deals.
- Fife is home to two Forth Green Freeport tax sites.
- Fife is home to Scotland's newest City, Dunfermline.
- Fife is within 1 hour of 8 universities, attracting a diverse and highly skilled workforce.

Invest in our economy, Invest in our people, Invest in Fife

Fife offers over 112 hectares of prime employment land and a diverse range of business properties, including industrial units, office spaces, and bespoke development opportunities. Strategically located with excellent transport links, Fife supports sustainable growth and provides a smooth path from development to success through infrastructure investment, streamlined planning, and a supportive business environment.

InvestFife, Fife Council's Economic Development brand, supports global investors and businesses to grow in the region. With a strong focus on workforce training, lifelong learning, and skills development, Fife attracts talent, fosters innovation, and promotes enterprise. Backed by a skilled workforce and competitive costs, Fife is ready to welcome your business.



374,730

PEOPLE



229,255

WORKING
POPULATION



34,425

STUDENTS
STUDYING IN
FIFE



103,000

JOBS SUPPORTED
BY BUSINESS



9,545

REGISTERED
BUSINESSES



£13.9B

BUSINESS
TURNOVER



£12.50 sq ft

STARTING
OFFICE
RENTAL



112 Ha

PRIME
EMPLOYMENT
LAND

Dunfermline

A place of history, innovation and opportunity

invest fife

Climate Fife
Big Energy
Move

Dunfermline
Total Population
60,597
Working Population
(aged 16-64)
38,327

ARROL GIBB
Innovation Campus

Sites
up to 120
acres

Sites up
to 42.74
acres

Distance from key cities

Based on times from Dunfermline

		
Edinburgh	35mins	40mins
Glasgow	1hr 40mins	55mins
Dundee	1hr 30mins	55mins
Perth	35mins	35mins
London	5hrs 20mins	7hrs 30mins


London
Edinburgh International
to all London Airports
1hr 25mins



Discover Dunfermline: Scotland's Newest City

Welcome to Dunfermline, a historic yet forward-thinking city in Fife, Scotland. Once the ancient capital of Scotland and now one of Europe's fastest-growing settlements, Dunfermline was awarded City Status during HM The Queen's Platinum Jubilee Honours in 2022. Steeped in heritage as the birthplace of Andrew Carnegie and a historic royal seat, the city remains a hub of innovation, investment, and opportunity.

Strategically located within the Edinburgh and East of Scotland City Deal Region, Dunfermline boasts premium employment land, excellent transport links, and a dynamic environment for accelerated growth and skills development. Dunfermline isn't just a place to visit—it's a place to live, work, and invest.



[For more information click here](#)

Fife Interchange South

Fife Interchange South offers an exceptional investment opportunity in one of Scotland's most strategically located business hubs. Situated adjacent to the M90, with direct access to key transport routes linking Edinburgh, Dundee, and beyond, this site is perfectly positioned for businesses seeking connectivity and growth. Flexible land parcels are available making Fife Interchange South an ideal investment location for a range of commercial uses. Investors will benefit from Fife's skilled workforce, strong supply chains, and supportive business environment.



Suitable for
manufacturing
& logistics



Sites available
from 0.4 to 17.3
Ha



Highly
prominent site
adjacent to
M90



SCAN ME

Mid Fife

Strategic Investment Opportunities



John Smith Business Park

Strategically located in Kirkcaldy, just off the A92 and 30 minutes from Edinburgh, John Smith Business Park (JSBP) offers exceptional land for development. This site is suitable for a range of commercial and leisure opportunities, it benefits from commercial plots ranging from 0.5 hectares to 2.21 hectares for Class 4 business uses.

Adjacent to the vibrant Fife Central Retail Park, JSBP provides excellent connectivity, a strong consumer base, and flexible options for investors seeking to capitalise on Fife's growing economic landscape.



[For more information click here](#)

Kirkcaldy Waterfront

Kirkcaldy, centrally located in Fife, is a thriving town with a population of approximately 60,000, projected to grow by 18% by 2036. Positioned just 29 miles north of Edinburgh and 31 miles south of Dundee, it benefits from strong transport links. One of Kirkcaldy's most compelling investment opportunities lies in its expansive waterfront along the Firth of Forth. This prime location presents a significant opportunity for transformational development that can drive the regeneration of the town centre.

With demand for high-quality mixed-use spaces growing and a strong local economy supported by business, retail, and tourism, Kirkcaldy's waterfront is ideally positioned for ambitious projects that can enhance the town's appeal as a dynamic destination for residents, visitors, and businesses. Developers have the opportunity to shape a landmark regeneration project, leveraging the town's strategic location, increasing population, and waterfront setting to create a sustainable, high-impact development.



[For more information click here](#)

Westfield

Westfield is one of the largest industrial redevelopment opportunities in Scotland, located just outside the Kirkcaldy area. The brownfield site, which benefits from planning permission in principle, is being prepared for new development platforms. Plots are available from 2 – 45 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 Class 4 (Business), 5 (General Industrial) and 6 (Storage & Distribution) uses in addition to other employment-related activity. The site is particularly suitable for industrial uses requiring significant energy provision.

COMMERCIAL
DEVELOPMENT SITES

FROM 2 - 45 ACRES



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

One of the largest
industrial
redevelopment
opportunities in
Scotland



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For more information click [here](#)

Central Glenrothes Development Site

Glenrothes is a vibrant town with a population of around 50,000 which is predicated to increase by 4% by 2036. Situated 33 miles north of Edinburgh and 24 miles south of Dundee, the town is undergoing a significant transformation with a comprehensive Town Centre Master Plan in place. Following the demolition of Rothesay House, a 1970s office building, the resulting brownfield site provides opportunities for development as part of the revitalisation of the 23.6-hectare town centre. This ambitious plan aims to enhance quality of life by creating a thriving, modern town centre focused on sustainability and diverse, non-retail uses.


Progress is already evident with the £10 million North Street development featuring popular brands like M&S Simply Food and The Food Warehouse. The master plan also prioritises net zero carbon goals through sustainable urban infrastructure and extended district heating. Alongside these developments, Glenrothes offers a rich cultural scene with attractions like the Rothes Halls Theatre, The Kino Cinema, and Tenpin Bowling Alley, making it an exciting hub for living, working, and visiting.



Queensway Park Data Centres

Queensway Park Data Centre Campus is located in Glenrothes. The ambient air temperature in Fife is lower than both London and Dublin making it an ideal location for the use of highly efficient natural free air cooling systems.

The facility aims to be the largest and greenest colocation site in Scotland. The 20MW facility will be built on the former Tullis Russell paper mill site and powered by Britain's largest biomass generation plant.



The total site could go up to 250,000 sq ft. Phase one will support up to 1000 computing racks



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[For more information click here](#)

Levenmouth Business Park

Levenmouth Business Park, strategically situated in Buckhaven is a cornerstone of the Levenmouth Strategic Development Area. With a £3 million investment from Fife Council and Scottish Enterprise, the park features a modern access road and cutting-edge utilities. Accessible via major roads, this 16-hectare park offers custom employment land sites and modern business units suitable to support business growth and development in Fife.

Sites available
ranging from 0.8 ha
(2 acres) to 8ha (20
acres)



Close to new Levenmouth
Rail Link
Easily accessible
via Road



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The total site could go
up to 250,000 sq ft.
Phase one will support
up to 1000 computing
racks



Energy Park Fife

Energy Park Fife is a world-leading engineering and research zone within the energy sector. Its location on the East Coast of Scotland gives companies easy access to the offshore energy market in the North Sea as well as global regions. A joint venture between Scottish Enterprise and Fife Council, Energy Park Fife is capable of supporting the largest offshore projects and encompasses an engineering site, Methil Docks and Methil Docks Business Park. It is ideally suited for a range of marine energy activities, particularly decommissioning, manufacturing, fabrication and engineering, research & development and operations and maintenance.



ORE Catapult's Levenmouth Demonstration Turbine is the world's most advanced, open-access offshore wind turbine dedicated to R&D.

Scottish Enterprise available land includes perimeter bund, c7.5 Ha available on upper platform



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For more information click [here](#)

Forth Green Freeport - Fife Tax Sites

Forth Green Freeport is a free trade and investment zone. Its strategic ports, two of which are located in Fife, along with logistics facilities and development sites on the shores of the Firth of Forth, make it an attractive investment destination for global investors. Fife's designated Tax Sites at Rosyth and Burntisland have been strategically selected to encourage growth. Burntisland is twinned with Leith to form the Mid-Forth Tax Site which is vital to supporting Scotland's burgeoning Offshore Wind Capacity. Investments in the offshore wind market at the Forth Green Freeport will benefit from easy access to Scotland's substantial 45-gigawatt (GW) offshore wind market. Investors can also engage in a 20 to 30-year project pipeline, which includes:

ScotWind leasing: 30 GW across 20 sites, with 19.3 GW of floating wind.

INTOG leasing: 5.4 GW of floating wind to support the decarbonisation of oil and gas infrastructure.



The Forth Green Freeport will be the catalyst for creating up to **34,500 jobs**



£7.9B
Investment



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Forth Green Freeport - Fife Tax Sites

The Rosyth Tax Site has approximately 160 hectares of development land and this is particularly appealing to those focused on new green technologies and renewable energy manufacturing. Emerging as a major hub for innovative and sustainable high-value manufacturing, Forth Green Freeport offers investors the opportunity to collaborate closely with industry, academia, and government. This collaboration supports advancements in modular manufacturing, automation, industrial biotechnology, hydrogen production, carbon storage and distribution, pharmaceuticals, and other innovation-led growth sectors.



Forth Green Freeport: Benefits of Investing

Fife's prime locations at the Port of Rosyth and Port of Burntisland benefit from the incentives offered by Forth Green Freeport. These ports provide a range of site-specific development opportunities and Green Freeport advantages, making them ideal hubs for logistics, manufacturing, and renewable energy. With robust infrastructure and integrated sea, rail, and road transport links, investors can easily access both national and international markets, enabling their businesses to grow and thrive.

Committed to sustainability, innovation, fair work practices, and skills development, Forth Green Freeport is a resilient, future-proof economic zone designed to attract investors eager to be part of this transformative economic landscape.

What do you get?

Dedicated planning and consenting support

National and local government engagement

Guidance on funding and finance identification

Utilities within a supportive low carbon energy environment

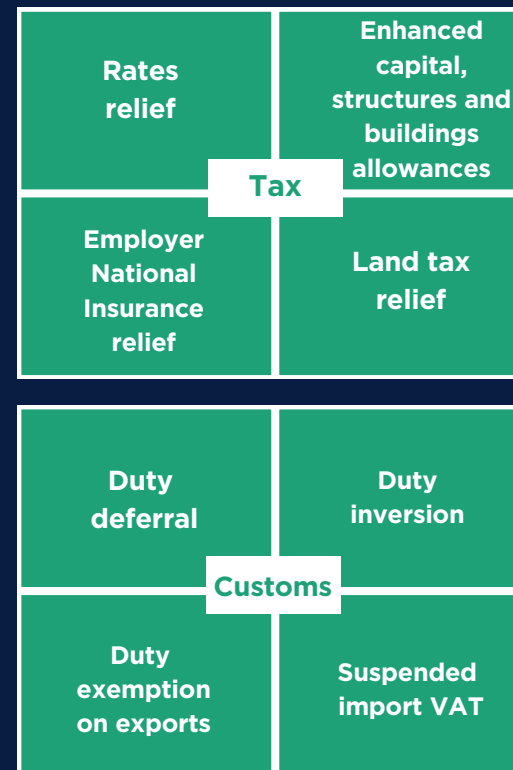
Access to innovation and skills training network

Established supply chain, buyers, and suppliers

Public and private sector aligned vision

FORTH
GREEN FREEPORT

Building the Future
UK Freeports



Why here?

Over 1 million skilled workers within an hour's drive

36GW (2,400 turbines) of offshore wind development pipeline in Scotland, majority deliverable from the Forth's deep water

The National Gas SCO2T Connect project will link Central Scotland to the Acorn Project, enabling Carbon Capture and Storage options

 UK Government

 Scottish Government
Riaghaltas na h-Alba

[The full investor pack can be found here](#)

Queensferry One

The vision for Queensferry One is to create a thriving and dynamic hub for advanced manufacturing and renewable energy businesses, driving forward the nation's transition to net zero. One of the largest sites of its kind in Central Scotland, Queensferry One will deliver in excess of 1.2m sq ft of high quality industrial and logistics space across 120 acres, driving economic growth while paving the way towards a sustainable future.

Queensferry One, located at Rosyth is a designated tax site within the Forth Green Freeport, meaning that eligible businesses that locate here could benefit from a range of attractive investment incentives.

Edinburgh

M90

Rosyth

Queensferry One

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11**

Forth Road Bridge
Queensferry Crossing
South Queensferry

A strategic development site of 120 acres

1	7
2	8
3	9
4	10
5	11

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[For more information click here](#)

Arrol Gibb Innovation Centre

Arrol Gibb Innovation Centre (AGIC) is a global centre of excellence which is transforming large-scale manufacturing through innovation and learning. It will become the first large-scale digitally enabled high-value manufacturing facility for the marine and energy transition sectors in the UK.

The facility is located in Rosyth, an established location for manufacturing and engineering expertise and benefits from Forth Green Freeport incentives. In a unique collaboration, AGIC brings together Babcock International, the Royal Navy, two universities, the regional college and government agencies. It offers core capabilities in high-value and large-scale manufacturing, composites, robotics and digital manufacturing, which are all supported by cross-campus skills development and an innovation hub.





Fife

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Your Gateway to Growth and Opportunity



INVEST



LOCATE



GROW



Contact us to find out more
www.investfife.co.uk
fifemeansbusiness@fife.gov.uk

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.