

QUEENSWAY

FLEMINGTON ROAD, GLENROTHES, KY7 5ES

BUSINESS UNITS

CLASS 4, 5 AND 6 USE
5 SELF-CONTAINED UNITS

133 SQM (1438 SQ FT) TO 135 SQM (1459 SQ FT)



AVAILABLE NOW

#fifemeansbusiness

QUEENSWAY

BUSINESS UNITS

Available now,
these business units
are suitable for
innovative businesses
looking to expand
or relocate.

Five business units are being delivered at Queensway, Flemington Road, offering flexible industrial space within an established employment location in Glenrothes.

These units have been built by the Fife Industrial Innovation Investment 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. City Region Deal partners include councils, Scottish and UK Governments, universities, colleges and the private and third sectors. The Deal focuses on five themes: innovation, housing, skills, transport and culture.

DESCRIPTION

Available now, there will be 5 business units suitable for Class 4 (business), Class 5 (general industrial) and Class 6 (storage and distribution) use, ranging in size from 133 sqm (1438 sq ft) to 135 sqm (1459 sq ft)

The units will benefit from:

- Roller Shutter Access Doors
- Pedestrian entrance
- Flexible layout to potentially allow units to be combined
- Single Phase Power Supply
- Energy efficient LED lighting internally
- WC Facilities
- Dedicated Parking including disabled
- Electric Vehicle Charger provision

ACCOMMODATION

Unit	Size Sq Ft/Sqm	Status
1	1454 sq ft/135.1 sqm	Available
2	1459 sqft/135.6 sqm	Available
3	1457 sqft/135.4 sqm	Available
4	1457 sqft/135.4 sqm	Available
5	1438 sqft/133.6 sqm	Available

LOCATION

Queensway is a long-established business location within Glenrothes, surrounded by industrial and commercial occupiers. The estate benefits from convenient access via Flemington Road, good road connections across Fife and proximity to local amenities and public transport routes.

BENEFITS OF LOCATING AT QUEENSWAY

- One million skilled workforce within an hour's drive
- Easily accessible with excellent links via road, rail and air
- Convenient town centre location close to amenities and facilities
- Excellent broadband fibre connections

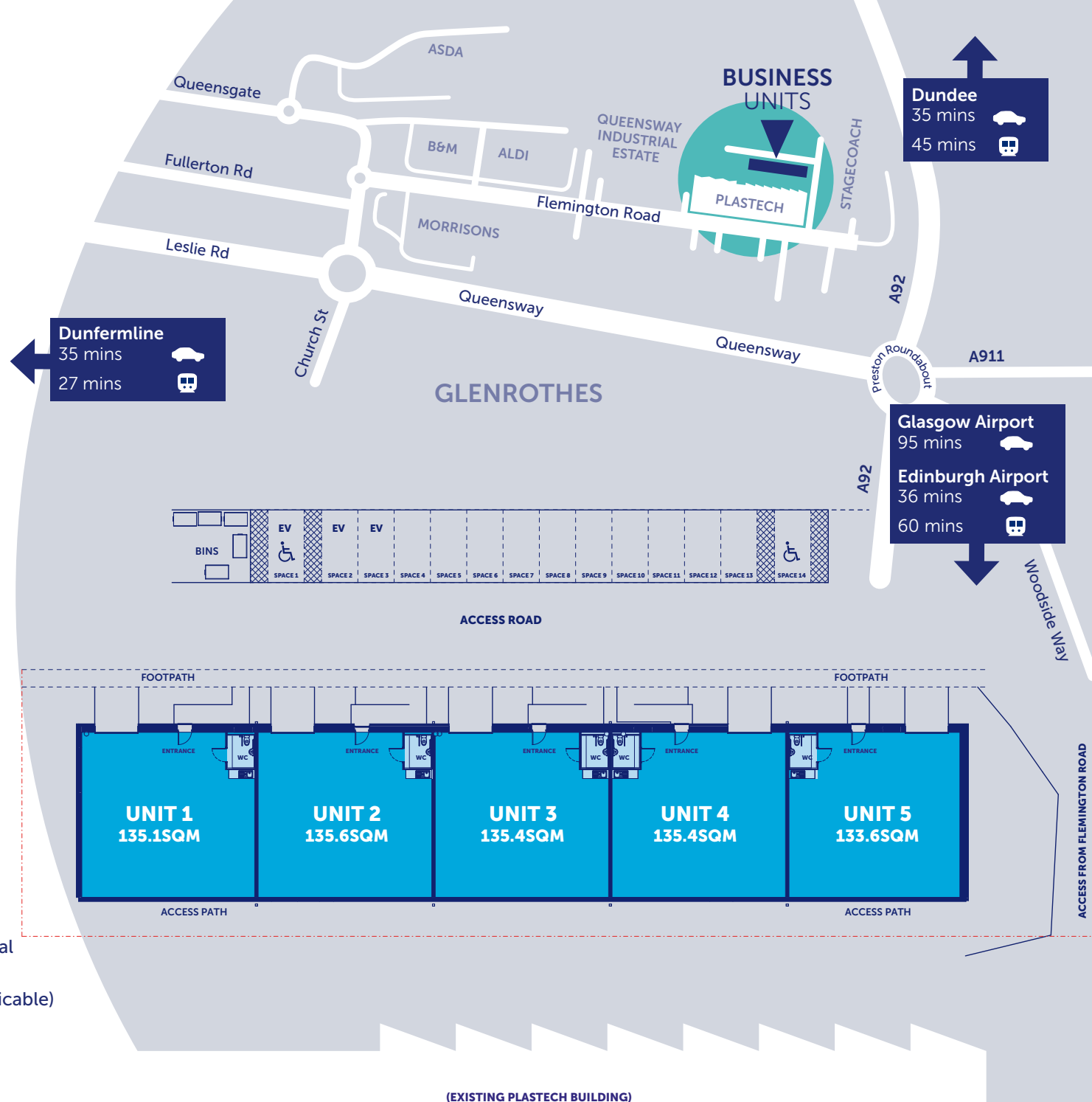
ENERGY PERFORMANCE RATING

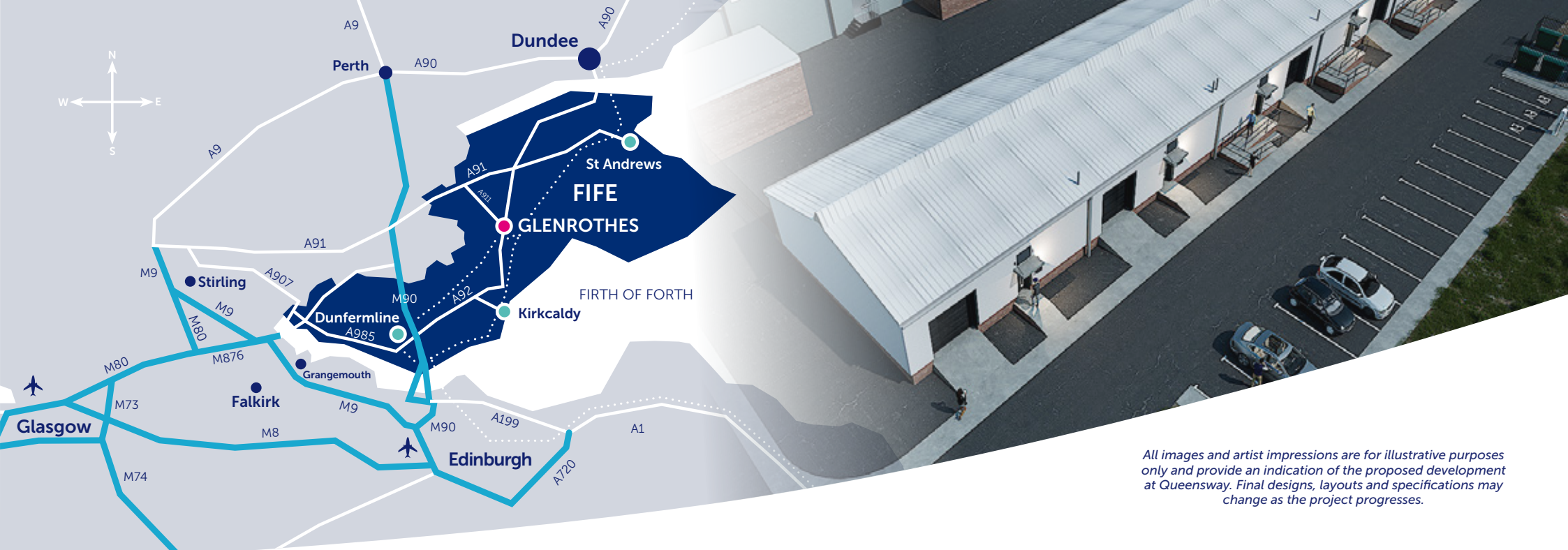
The Energy Performance Rating will be assessed on completion of the buildings.

LEASE TERMS

- 3 year minimum lease term
- Internal repairing lease, with service charge for external repairs/communal service provision
- Rental cost £8.00 per sqft per annum, plus VAT (if applicable)
- Class 4,5 & 6 use only
- Business criteria – innovation, technology, growth

An overview of standard lease terms are attached





All images and artist impressions are for illustrative purposes only and provide an indication of the proposed development at Queensway. Final designs, layouts and specifications may change as the project progresses.

Connectivity and Location

Situated approximately 34 miles north of Edinburgh City Centre and 24 miles south of Dundee City Centre, Queensway is located in Glenrothes, Fife's third largest town.

Road

The estate benefits from excellent road connectivity, with direct access to the A92, providing efficient links across Fife and onward connections to the M90 and Scotland's central belt.

Air

Edinburgh Airport is approximately 35–40 minutes by road, offering a wide range of UK and international flights, including frequent services to London and major European cities.

Rail

Nearby rail services are available from Glenrothes with Thornton and Markinch stations, providing regular connections to Edinburgh, Dundee, Glasgow and the wider national rail network.



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. **April 2026**

For more information contact the **Business Property Team**
fifemeansbusiness@fife.gov.uk
#fifemeansbusiness

www.investfife.co.uk/queensway