

# **Detroit Road**

## Southfield Industrial Estate Glenrothes



**Prime location**  
**Available for**  
**immediate**  
**occupation**

**Excellent road access**

**Available for immediate entry**

**Established industrial/business location**

**Up to 2.05 ha (5.07 acres) available**

**Suitable for Class 5 (General Industrial) & Class 6  
(Storage & Distribution) uses**

## LOCATION

Glenrothes is a maturing new town lying in the heart of Fife, with a population of approximately 40,000. It is a focus for industry and commerce boasting the regional centre and administrative capital of Fife with a thriving, balanced and prosperous community.

The sites prime location allows direct, easy access onto the distributor road network which feeds directly onto the A92, connecting to the M90 and Central Scotland motorway network. From the site, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge.

The subjects are situated on the east side of Detroit Road within the Viewfield Industrial Estate approximately half a mile from the town centre, just to the south of the junction with Baltimore Road and opposite the Fife Constabulary headquarters.

The general area comprises a high quality business/ industrial park, located minutes from the distributor road network and 10 minutes from Thornton Train Station. The site is currently screened from the road by a mature tree belt, which if preferred could be thinned to increase visibility to passing trade, making it a prime development opportunity.

## DESCRIPTION

The subjects comprise a rectangular site fronting onto Detroit Road, currently level and being available for immediate occupation offering a prime development opportunity.

The site extends to 2.05 hectares (5.07 acres) or thereby and is available as a single development opportunity for a single occupier or alternatively our clients would consider a possible sub-division of the site into smaller plots to suit specific business requirements.

**Please note:** All interested parties will be required to make their own enquiries to confirm as to the availability and capacity of services and otherwise confirm that the site is suitable for their own proposals.

## PLANNING

This development opportunity is in an area currently allocated for industrial and employment uses most suitable for Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site. Class 4 Office use may also be considered.

## TENURE

Heritable interest.

## PRICE

On application.

## LEGAL

Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon.

The land will be sold or leased subject to a condition

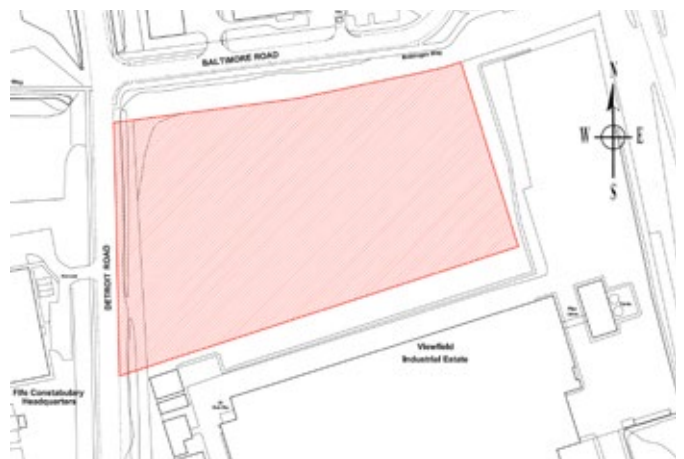
that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.

## VAT

Any prices quoted are exclusive and may be subject to VAT.

## ENTRY

The Date of Entry shall be agreed subject to legal settlement.



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For more information  
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