

Wheatfield Road

Mitchelston Industrial Estate

Kirkcaldy



**Significant
development site
opportunities on
well established
estate**

Strategic development site

Well situated to service Kirkcaldy and Glenrothes

A number of major occupiers in close proximity

Suitable for Class 4 use

Attractive business park location

LOCATION

Kirkcaldy, with a population of around 47,000, is a thriving town recognised as having strong historic roots in manufacturing and for its good quality cultural and educational facilities. The town lies equidistant between Dundee and Edinburgh and is well served by rail being on the main Edinburgh–Aberdeen line. It is well served by road and rail communications with the A92 to the north of the town connecting this location with the M90 Edinburgh to Perth motorway. The main commercial facilities are situated around the town centre, approximately 1.5 miles to the south of the subject's location.

The subjects are situated on the south of Wheatfield Road on the corner with the junction of Carberry Road in Mitchelston Industrial Estate. The property is a premier industrial destination benefitting from a strong mix of industrial occupiers, a number of office developments, an Asda supermarket, some car dealerships and excellent road communications via Dunnikier Way to the south and thereafter the A92 trunk road.

DESCRIPTION

The site comprises a roughly rectangular site with main road frontage extending to 2.14 hectares (5.28 acres) and already benefits from a road access to Wheatfield Road itself onto the site.

The site is generally sloping from north to south and is available as a whole or in smaller lot sizes to meet individual 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 suitable for Class 4 uses. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site.

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.

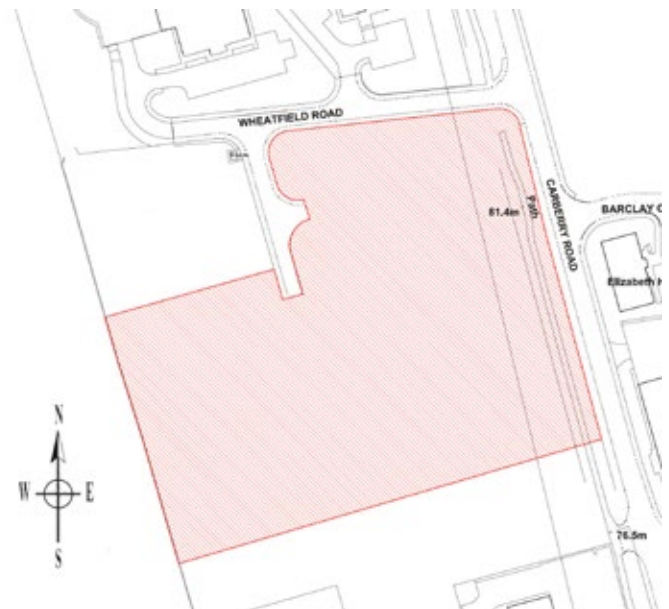
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back 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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