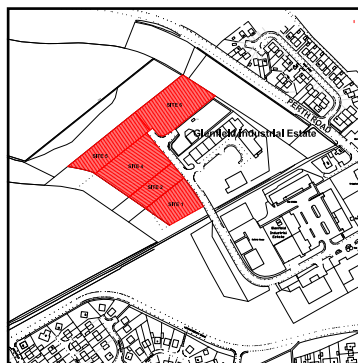
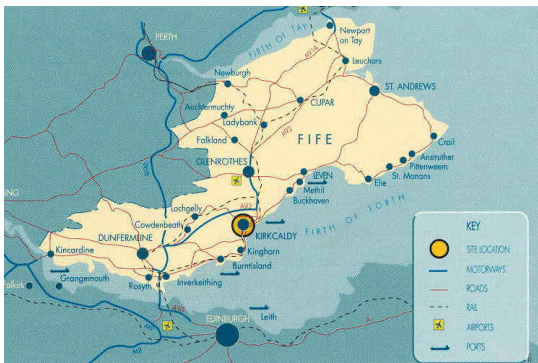




GLENFIELD INDUSTRIAL ESTATE

Cowdenbeath

- Sites from 0.195 hectares (0.48 acres) up to 0.47 hectares (1.17 acres) or thereby.
- Sites suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses.
- Available for immediate entry.
- Established industrial location.



LOCATION

Cowdenbeath is situated in the heart Fife just to the north of the A92 trunk road which connects Fife with the national motorway network and the M90 Edinburgh to Perth motorway. It has a resident population of around 12,000 people. It is also well served by rail communications, benefiting from a train station. making the subjects easily accessible for both employees and business customers via the Fife Circle and the east coast lines. Edinburgh Waverley and Haymarket, each be accessed via half hourly services. Glenfield Industrial Estate is situated at the north end of the town just off Perth Road, in an established industrial location. There are a number of industrial occupiers in the estate which provide excellent local job opportunities to local residents. The estate is mature and well established, and is home to a number of successful businesses and companies. The estate benefits from close links to the main distributor road network, lying just over a mile from the A92 and 2.5 miles from the M90 allowing easy access to the central belt with Edinburgh within 20 miles and Glasgow just over 50 miles.

DESCRIPTION

The site extends to a total of 1.742 ha (4.31 acres). The site has very recently been fully serviced and benefits from road access and full utility provision. The subjects comprise various development sites available individually or in any combination as follows:

Description	Size
Site 1	0.268 hectares (0.66 acres)
Site 2	0.195 hectares (0.48 acres)
Site 4	0.460 hectares (1.14 acres)
Site 5	0.347 hectares (0.86 acres)
Site 6	0.472 hectares (1.17 acres)

PLANNING

This development opportunity is in an area currently zoned for industrial and employment uses suitable for Class 4 (Office), 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.

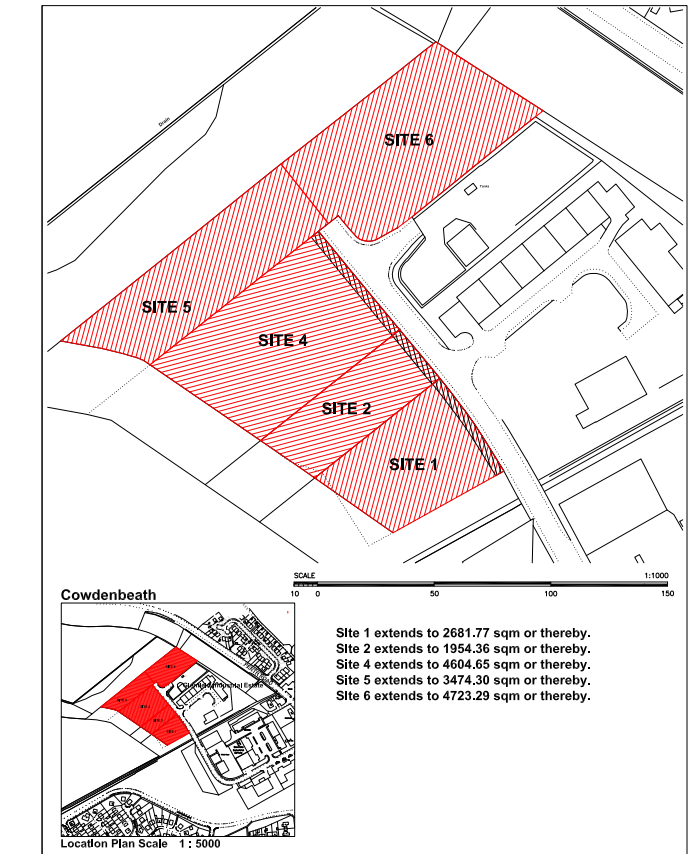
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TENURE

Freehold (heritable).

PRICE

Offers invited.

LEGAL COSTS

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

VAT

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

ENTRY

Immediate entry is available subject to conclusion of formal legal missives.

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