



# Calais Muir South

Dunfermline, Fife

## For Sale

Distribution/Industrial Land  
and Development Opportunity  
Size: up to 17.33 ha (42.8 acres)



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Scottish Enterprise



## LOCATION

Fife Interchange, Calais Muir South is an exciting new distribution and business park development.

Some of the key location features are as follows.

- Located approximately 1.5 miles south of junction 3 of the M90 motorway
- Directly adjacent to Amazon's new 1 Million sq.ft. fulfilment centre
- Approximately 15 miles north east of Edinburgh city centre
- Approximately 10 miles north of Edinburgh International Airport
- 3 miles north of Forth Road Bridge and location of Forth replacement crossing
- 3 miles north of the Port of Rosyth
- 1.5 miles south east of Dunfermline town centre

## DESCRIPTION

The subjects comprise a roughly rectangular shaped site which is accessed from Sandpiper Drive, next to the Amazon Distribution Centre. The site benefits from a highly prominent location with good visibility from the M90 and is ideally located for commercial uses.

## ACCOMMODATION

The total site area extends to 17.33 ha (42.8 acres). The site can be disposed in whole or sub divided to create individual sites capable of accommodating building sizes ranging from approximately 30,000 sq.ft. up to a potential total of 800,000 sq.ft.

## PLANNING

The site could accommodate a wide range of potential business related uses subject to securing appropriate planning approvals.

## THE OPPORTUNITY

The site is available for immediate development and will be of interest for business use/owner occupation or speculative development/investment. It should be noted that sites will only be sold with an obligation to undertake immediate development of the site.

## PRICING

Further information on pricing should be made via the sole selling agents.

## FURTHER INFORMATION

Please contact Ryden, Tel: 0131 225 6612

Contact: David Fraser  
Email: david.fraser@ryden.co.uk

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## INVEST IN FIFE

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