

FOR SALE

ON BEHALF OF THE MUIR GROUP

MITCHELSTON INDUSTRIAL ESTATE

STRATEGIC DEVELOPMENT SITE OF 79 ACRES
KIRKCALDY, FIFE, SCOTLAND



< TO GLENROTHES

KIRKCALDY TOWN CENTRE

A92 DUAL CARRIAGEWAY TO M90 >

MITCHELSTON INDUSTRIAL ESTATE



STRATEGIC DEVELOPMENT SITE OF 79 ACRES KIRKCALDY, FIFE, SCOTLAND

The site is strategically well situated to service Kirkcaldy, Glenrothes, Dunfermline and Central Scotland in general via the motorway network

Location

Mitchelston Industrial Estate is situated to the north of Kirkcaldy town centre and benefits from direct access onto the A92 dual carriageway which joins Kirkcaldy and Glenrothes with the M90 (Edinburgh – Perth/Aberdeen) motorway.

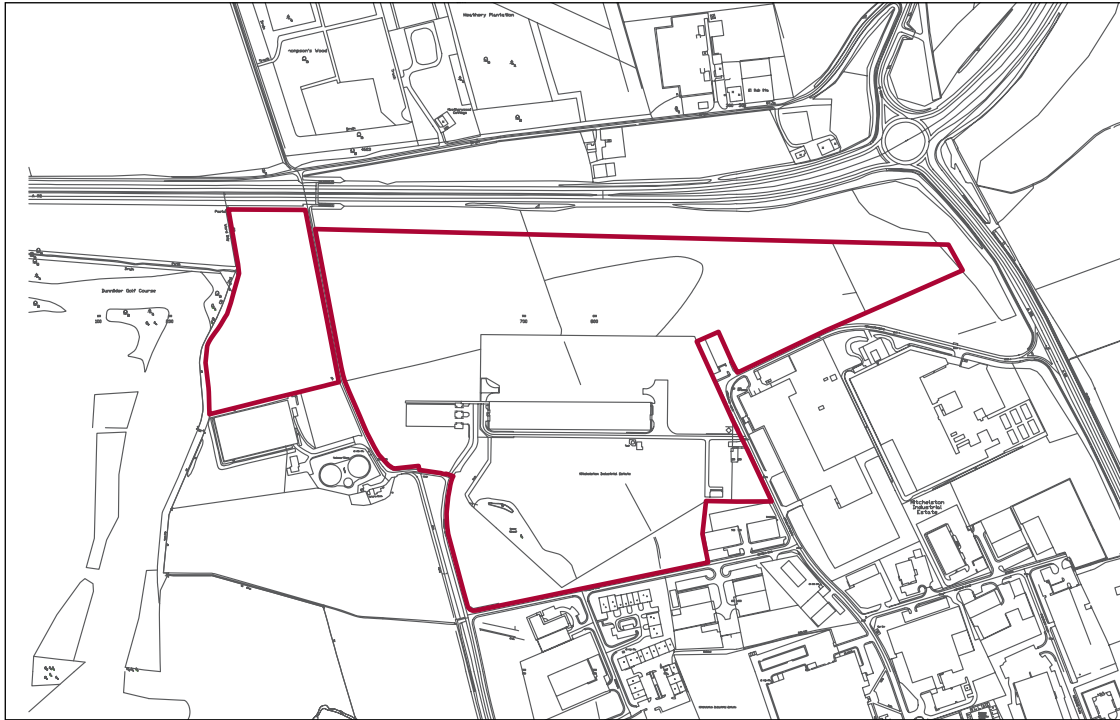
Existing occupiers on Mitchelston Industrial Estate include Bank of Scotland, Asda, Edmundson Electrical, City Electrical Factors and United Freight Distribution. There are also several car dealerships including BMW, Mazda, Volkswagen and Nissan.

Site

The property comprises a substantial development opportunity totalling 31.84 hectares (79 acres) or thereby.

The site has frontage onto the A92 and there are a number of access points from estate roads within Mitchelston Industrial Estate.

The building which is currently on site was occupied by Strand Lighting and totals 10,395 sq m (111,895 sq ft) of factory/distribution space. This building could be sub-divided to suit occupier requirements.



The Building

Situated on the site is a substantial factory building which was last occupied by Strand Lighting. The building totals 10,395 sq m (111,895 sq ft) and is arranged internally to provide mainly production or distribution space with two storey offices, canteen and reception facilities towards the eastern side. The building could be sub-divided as needed and has plenty of car parking and circulation space.

Planning

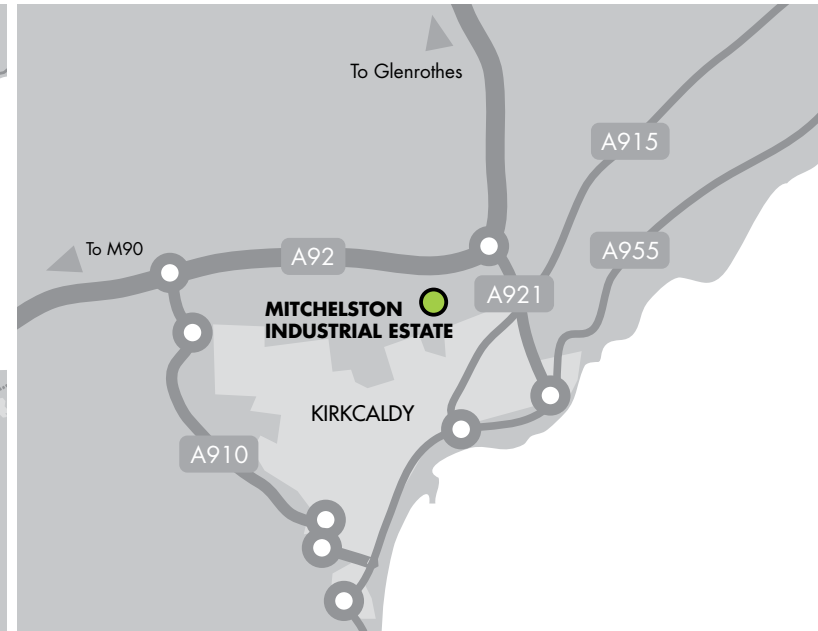
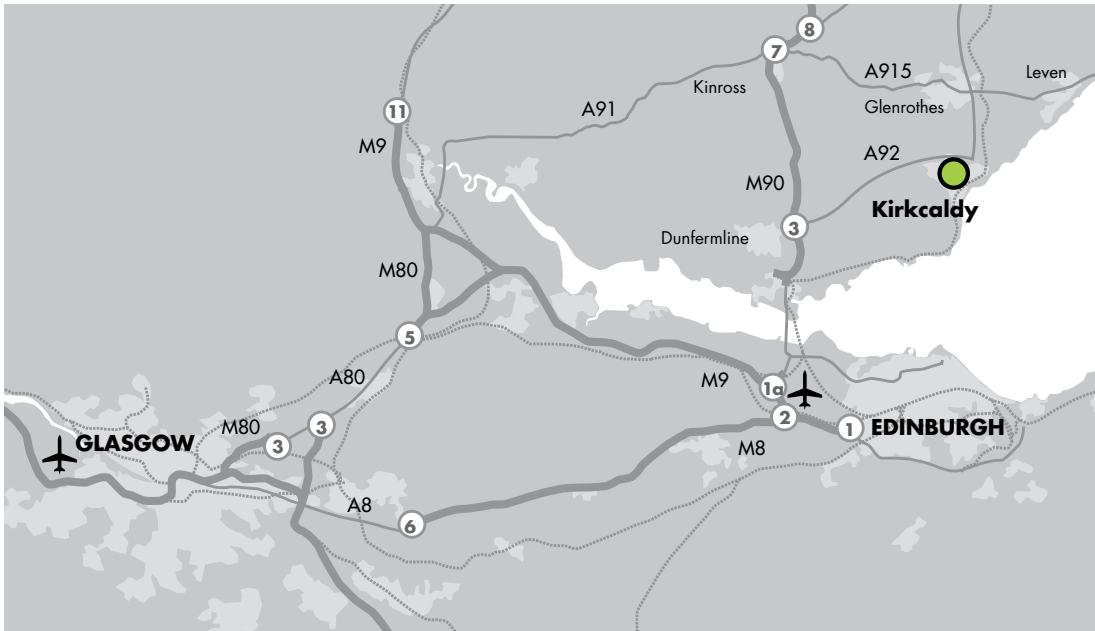
This land is in an area currently zoned for industrial and employment uses. We would strongly recommend that interested parties contact Fife Council Planning Department direct for further information. Their contact number is 01592 412900.

Sale

Offers are invited to purchase this land and for details on the price required, please do not hesitate to contact the selling agents Ryden or Hardies as detailed below.

We would strongly recommend to all interested parties that they formally note their interest in the site to ensure future notification of a closing date for offers.

MITCHELSTON INDUSTRIAL ESTATE



Further Information and Viewing Arrangements

By contacting the selling agents:-

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0131 225 6612

Hardies
PROPERTY & CONSTRUCTION CONSULTANTS
01383 731841

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