

EDINBURGH

FORTH BRIDGES

ROSYTH

AMAZON

M90

Calais Muir North

Dunfermline, Fife

For Sale

Distribution/Industrial Land
and Development Opportunity

Size: 3.50 ha (8.66 acres)

plots available from 1 acre

www.scottish-enterprise.com



● Dunfermline
● Edinburgh



Scottish Enterprise

LOCATION

Fife Interchange, Calais Muir North 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 triangular 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.

SITE AREA

The total site area extends to 3.50 ha (8.66 acres). The site can be disposed in whole or sub divided to create individual sites from approximately 1 acre.

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

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