

QUEENSWAY PHASE 2

QUEENSWAY TECHNOLOGY AND BUSINESS PARK
FLEMINGTON ROAD GLENROTHES

NEW BUSINESS UNITS

CLASS 4, 5 AND 6 USE BUSINESS UNITS
FROM 97 SQM (1044 SQ FT) TO 198 SQM (2131 SQ FT)

AVAILABLE NOW

#fifemeansbusiness

NEW BUSINESS UNITS

Queensway Technology and Business Park will be a hub for innovative and future focused businesses. The Park will be home to the UK's first Green Data Centre, strengthening Fife's credentials as a leading region in low carbon energy projects.

These units have been built by the Fife Industrial Innovation Investment Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn programme of investment spanning 15 years. City Region Deal partners include Councils, Scottish and UK Governments, Universities, Colleges and the private and third sectors. The Deal focuses on five themes: innovation, housing, skills, transport and culture.

**Available now,
these new business
units are suitable for
innovative businesses
looking to expand
or relocate**

DESCRIPTION

Completed in Spring 2021 there are 9 new business units suitable for Class 4,5 & 6 uses, ranging in size from 97sqm (1044sqft) to 198sqm (2131sqft), with the potential to combine units.

The units will benefit from:

- Potential to benefit from 100% rates relief using Small Business Bonus Scheme (subject to tenant eligibility)
- Connection to a District Heating Network, an alternative to gas that offers a financial saving as well as environmental benefits
- Internal eaves height of 4 metres
- Electrically operated overhead access door and glazed pedestrian access
- Steel portal frame construction
- Energy efficient LED lighting (internal and external)
- WC facilities

ACCOMMODATION

Unit 12		Occupied
Unit 13	124.6 sqm	1341.2 sqft
Unit 14		Occupied
Unit 15	134 sqm	1442.4 sqft
Unit 16	98 sqm	1054.9 sqft
Unit 17		Occupied
Unit 18		Occupied
Unit 19		Occupied
Unit 20	97.3 sqm	1047.3 sqft
TOTAL	1096.6 sqm	11803.8 sqft

LOCATION

Queensway is one of Central Fife's best-located employment locations and has been the focus of a sustained programme of investment over the last decade. These units are just one of the many projects under way as part of the wider regeneration of the Queensway Technology and Business Park and the town centre area. The units are easily accessed by road and public transport with a rail link in Markinch only 5 minutes away. Ideally located next to the A92 with links to Kirkcaldy, Edinburgh and Dundee to the North.

BENEFITS OF LOCATING AT QUEENSWAY

- One million skilled workforce within one hours drive
- Easily accessible with excellent links via road, rail and air
- Convenient town centre location, close to amenities and facilities
- Excellent broadband fibre connections

ENERGY PERFORMANCE RATING

All buildings have an Energy Performance Rating of A.

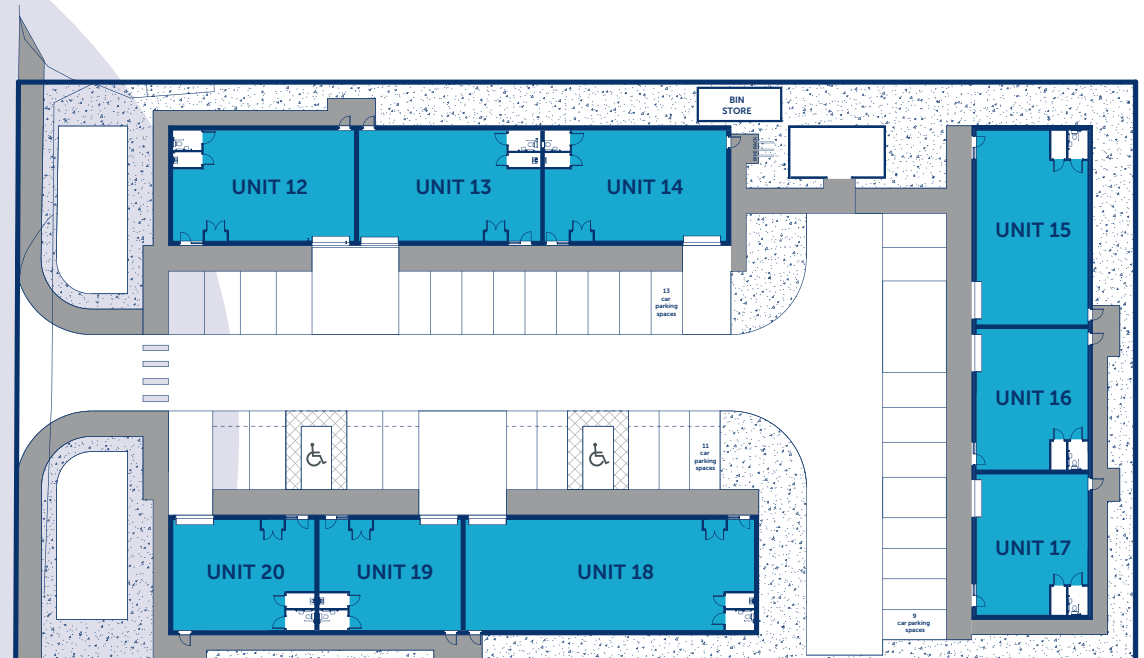
LEASE TERMS

- 3 year minimum lease term
- Internal repairing lease, with service charge for external repairs/communal service provision
- Rental cost £7.50/sqft per annum
- Class 4,5 & 6 use only
- Business criteria – innovation, technology, growth

An overview of standard lease terms are attached



FLEMINGTON ROAD





Connectivity and Location

Situated approximately 25 miles north of Edinburgh and 15 miles south of Dundee, Queensway Phase 2 is located in Glenrothes, Fife's third largest town.

Road

Accessing Queensway is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

Air

Edinburgh Airport is approx 38 mins by road. More than 40 airlines operate 300 flights a day from Edinburgh, including 40 to London.

Rail

Close proximity to both Markinch and Kirkcaldy stations, including the East Coast Main Line that links London with Aberdeen, as well as direct trains to Glasgow and Edinburgh.



For more information
contact the
Business Property Team
fifemeansbusiness@fife.gov.uk



#fifemeansbusiness