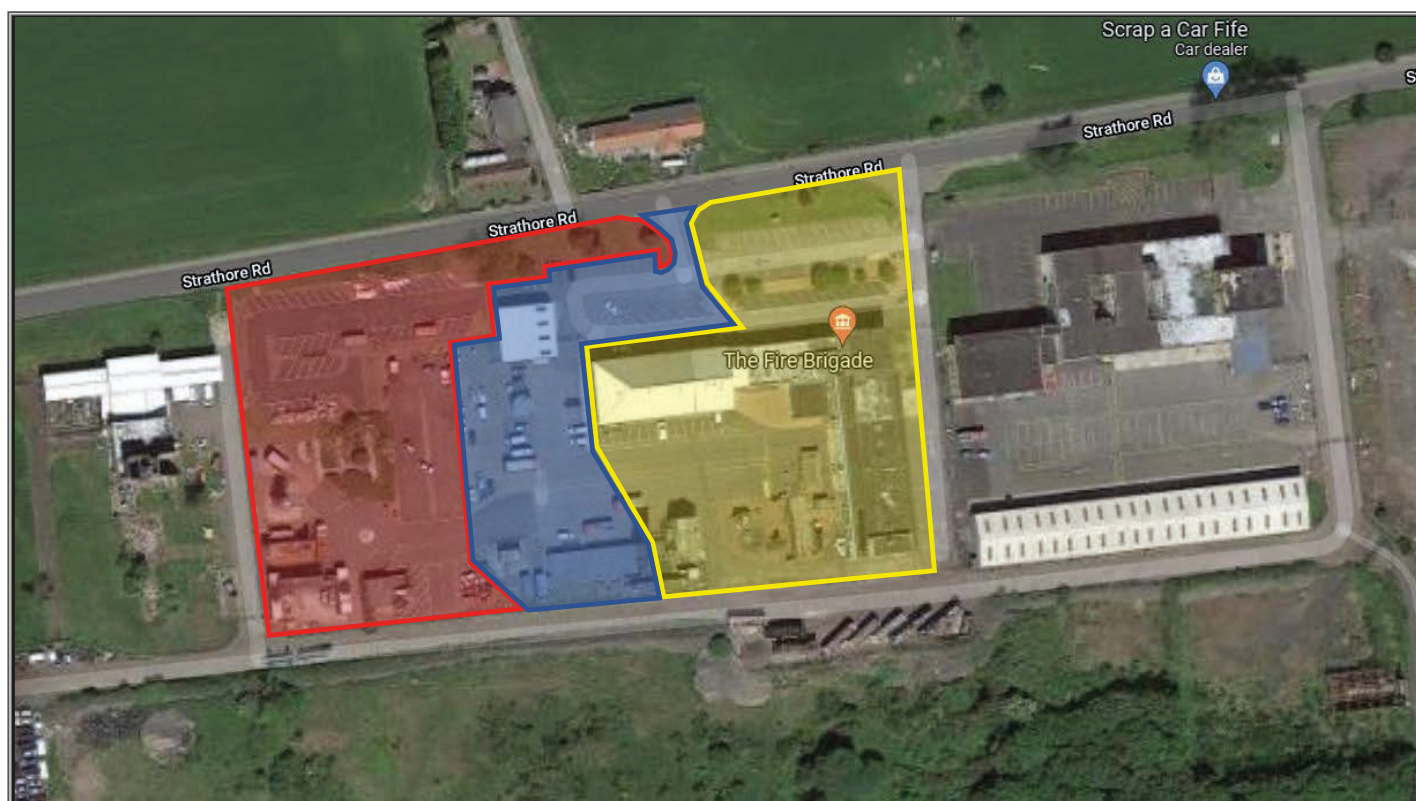


PRELIMINARY DETAILS INDUSTRIAL SITES

FOR SALE

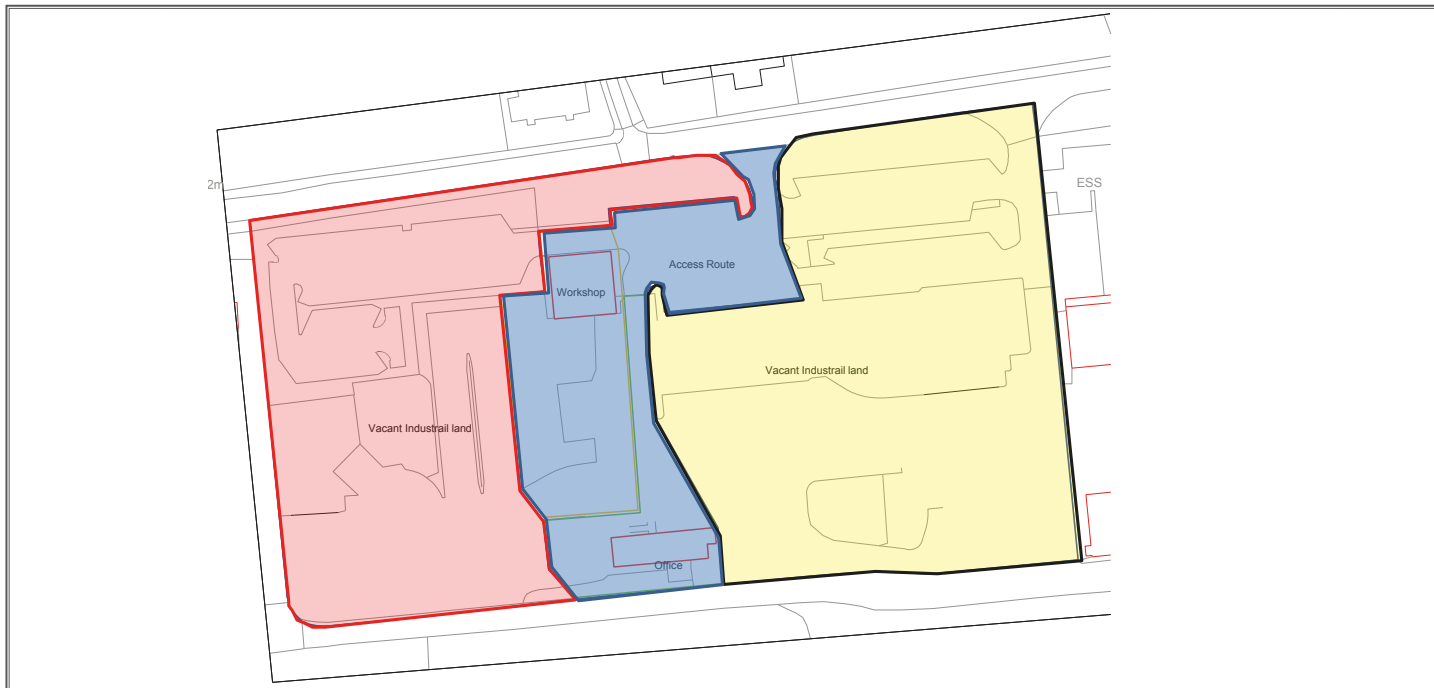


**STRATHORE ROAD,
THORNTON,
KY1 4DF**

SITE 1 APPROX 0.78 HEC/1.93 ACRE
SITE 2 APPROX 0.32 HEC/0.79 ACRE
SITE 3 APPROX 0.75 HEC/1.85 ACRE

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Located in the centre of Fife, Thornton is situated approximately 3 miles south of Glenrothes and 4 miles north of Kirkcaldy town centre providing convenient access to both. The A92 central Fife link road lies just to the east of the village providing good communication links to Dundee to the north and Dunfermline to the west, thereafter linking to the M90 motorway connecting Perth to Edinburgh, the Queensferry Crossing and the wider Scottish motorway network.

Thornton benefits from access to the rail network at Glenrothes with Thornton station and Edinburgh International Airport is approximately 25 minutes away by road.

The sites lie on the south side of Strathore Road, approximately ¼ of a mile to the east of the village.

DESCRIPTION

Formerly a headquarters facility for the Scottish Fire Brigade, the east and west sections have now been cleared to provide broadly rectangular commercial/industrial sites suitable for a variety of uses, including external storage or potential development.

The central section contains office and workshop premises, which are currently occupied on a short term basis, together with associated car parking and external storage space.

ACCOMMODATION

The approximate areas of the three sites can be stated as follows:

	Hectare	Acre
SITE 1	0.78	1.93
SITE 2	0.32	0.79
SITE 3	0.75	1.85
TOTAL	1.85	4.57

TERMS

Offers are invited for the purchase of our client's heritable interest in the sites, either separately or as a whole. Lettings of the sites may also be considered on terms to be agreed. Further details are available on application to the sole marketing agents.

RATEABLE VALUE

The sites require to be reassessed for non-domestic rating purposes.

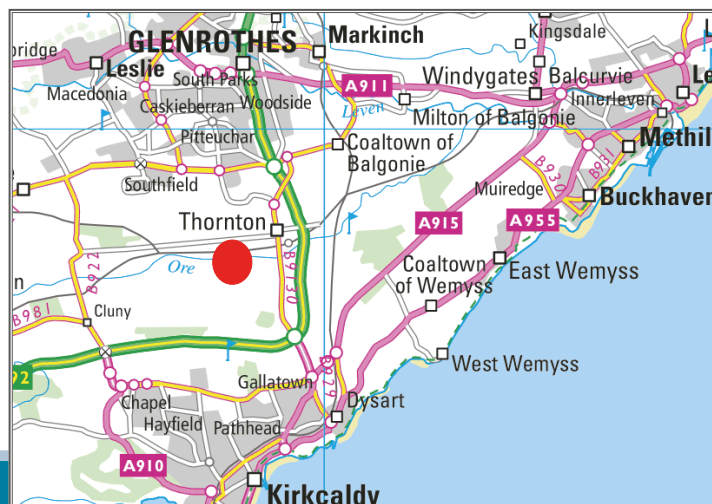
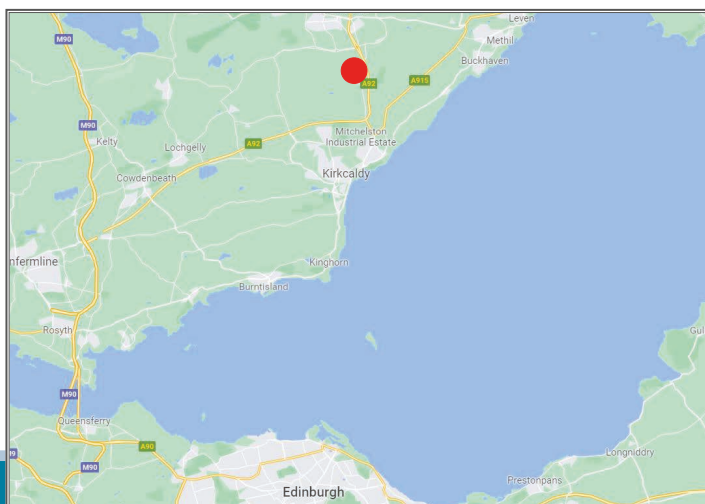
VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole letting agents:

Andrew Reilly Associates
31 Rutland Square
Edinburgh
EH1 2BW

Howard Brooke
T: 07973 540528
E: h.brooke@andrewreillyassociates.co.uk

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T: 07795 568254
E: a.reilly@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.