

DISTRIBUTION / INDUSTRIAL LAND AND DEVELOPMENT OPPORTUNITIES

FIFE INTERCHANGE

Sites available from 0.4 to
17.3 Ha (1 to 42.8 acres)

Adjacent to Amazon
Regional Distribution Facility

Frontage and convenient
access on to the M90
Motorway

3 miles from the Forth
Road Bridge and new
Queensferry Crossing



Scottish Enterprise

INVEST IN FIFE

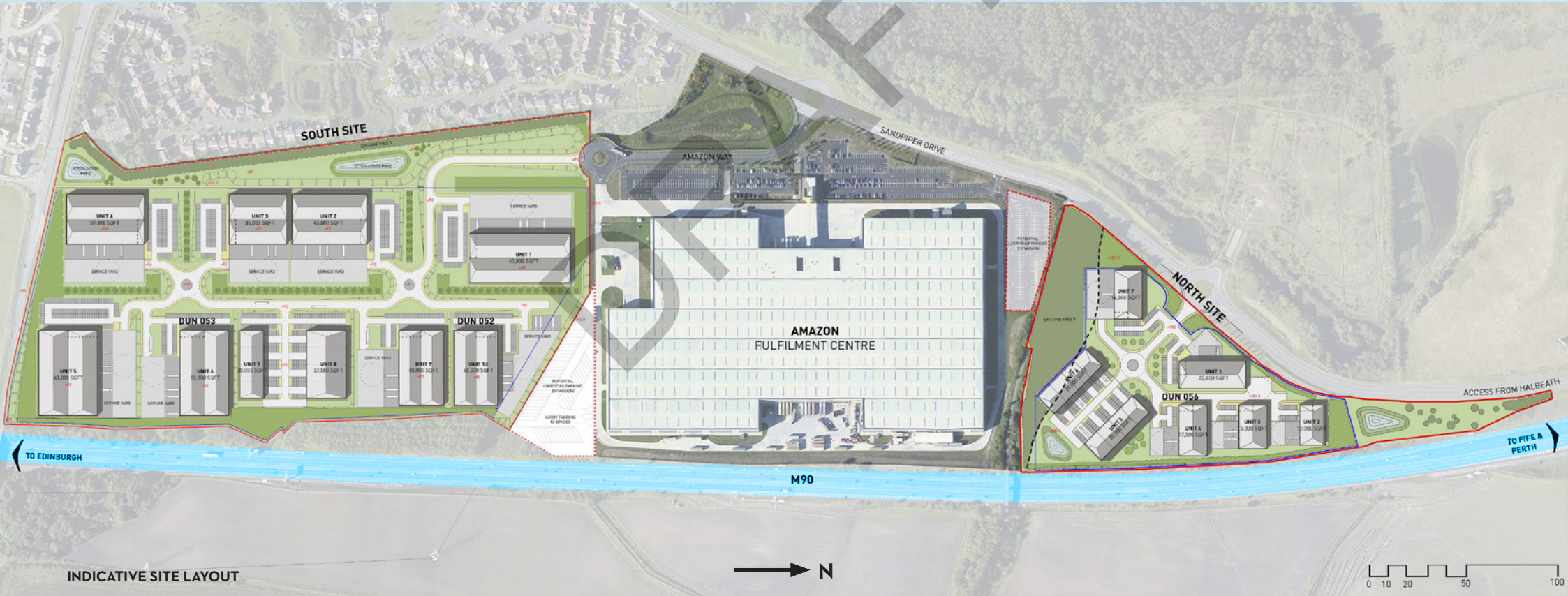
DESCRIPTION

The site is split into the North and South sites by the Amazon Distribution Facility. A detailed breakdown of each site is provided on the following pages.

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

The sites are allocated within the Dunfermline and West Fife Local Plan as business, general industry, and storage/distribution uses (classes 4, 5 and 6 respectively of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

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



INDICATIVE SITE LAYOUT

FIFE INTERCHANGE NORTH

DESCRIPTION

The North site comprises a roughly triangular site which is accessed from Sandpiper Drive at the north end of the site, next to the Amazon Distribution Centre.

ACCOMMODATION

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.



1. Amazon Distribution Facility
2. Halbeath Interchange (Junction 3 M90)
3. Halbeath Motor Park
4. Fife Leisure Park
5. Halbeath Retail Park
6. Halbeath



INDICATIVE SITE LAYOUT

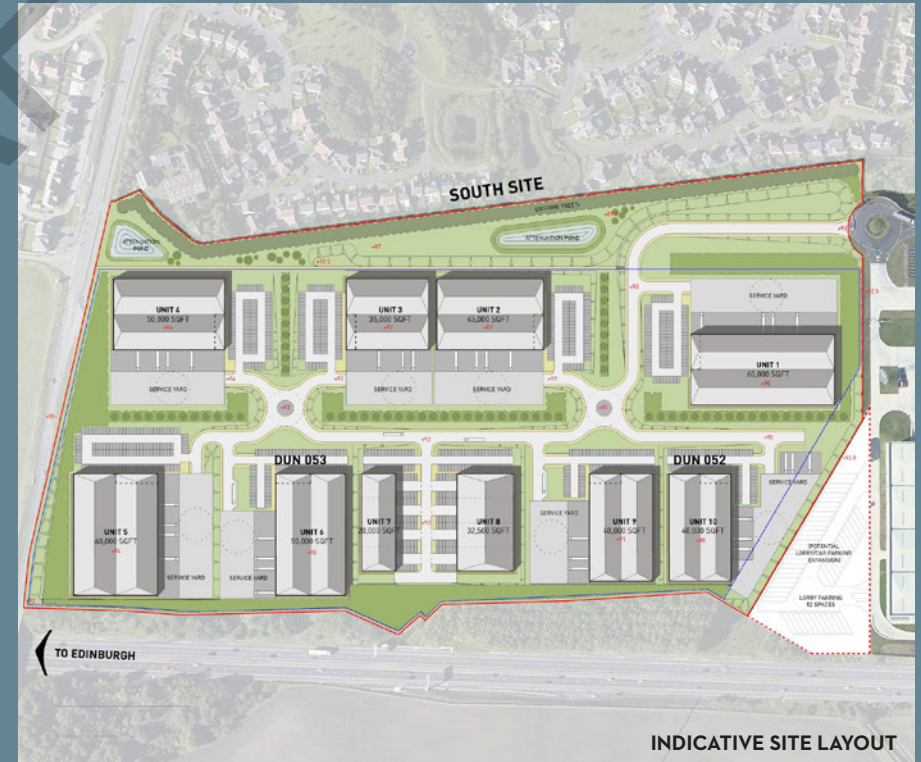
FIFE INTERCHANGE SOUTH

DESCRIPTION

The South site comprises a roughly rectangular site which is accessed from Amazon Way / Sandpiper Drive at the north end of the site, next to the Amazon Distribution Centre.

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.



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.

TECHNICAL INFORMATION

Technical information is available from the sole selling agents.

FURTHER INFORMATION

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