

# **Pentland Park**

## Saltire Centre Glenrothes



**Prime location**  
**Direct, easy**  
**access to road**  
**network**

**Prime office development opportunity**

**Good communications to Glenrothes Town Centre & national road network**

**Attractive business park location**

**Suitable for Class 4 (Office) use although other uses will be considered**

## LOCATION

Glenrothes is a maturing new town lying in the heart of Fife, with a population of approximately 40,000. It is a focus for industry and commerce boasting the regional centre and administrative capital of Fife with a thriving, balanced and prosperous community.

The subjects prime location allows direct easy access onto the distributor road network which feeds directly onto the A92, connecting to the M90 and Central Scotland motorway network. From the subjects, it is approximately 33 miles to Edinburgh, 22 miles to Perth and 23 miles to the Forth Road Bridge.

The subjects are situated within the Pentland Park, an area of office/business development approximately half a mile to the south west of Glenrothes town centre, just to the south of the Saltire Centre, adjacent to a children's nursery and a recently constructed new office building. Pentland Park comprises a high quality business/office park, located on the edge of the civic, cultural and retail town centre and is well served by a good quality road network. The subjects are bounded by a mature tree belt and public footpath network connecting the site to the town centre.

## DESCRIPTION

The subjects comprise a development site suitable for Class 4 (Office) use, extending to 0.71 hectares (1.76 acres) or thereby, which can be subdivided into separate plots.

**Please note:** All interested parties will be required to make their own enquiries to confirm as to the availability and capacity of services and otherwise confirm that the site is suitable for their own proposals.

## PLANNING

The site is allocated for development for Class 4 (Office) use, which it has already been allocated for in terms of the local plan for the area.

However, interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.

## TENURE

Heritable interest.

## PRICE

On application.

## LEGAL

Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Land and Buildings Transaction Tax etc & VAT incurred thereon.

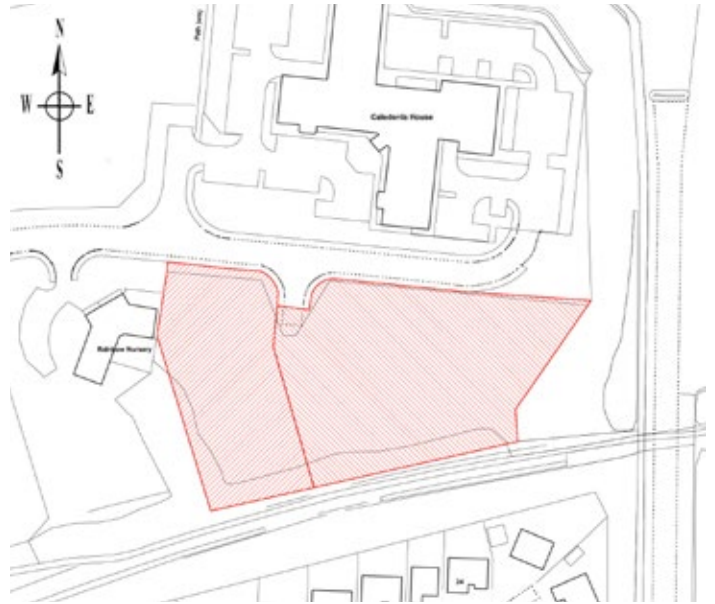
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.

## VAT

Any prices quoted are exclusive and may be subject to VAT.

## ENTRY

The Date of Entry shall be agreed subject to legal settlement.



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