

LOCHGELLY INDUSTRIAL PARK

THE AVENUE

LOCHGELLY

Various site sizes
from
0.59 acres
(0.24 hectares)
up to
3.75 acres
(1.52 hectares)

DEVELOPMENT OPPORTUNITY

SUITABLE FOR CLASS 4 (OFFICE/LIGHT INDUSTRIAL),
CLASS 5 (GENERAL INDUSTRIAL) & CLASS 6 (STORAGE & DISTRIBUTION) USES



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SITE DETAILS LOCHGELLY INDUSTRIAL PARK

The serviced site forms part of the Fife Industrial Innovation Investment (i3) Programme which has been developed to support innovative businesses in Fife improve their competitiveness.

The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn 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.

LOCATION

Lochgelly is situated in West Central Fife with a population of approximately 6,500 which is set to increase. Through the Scottish Sustainable Communities Initiative, Lochgelly is receiving significant investment in regeneration and positive development. Being on the Fife Circular rail line and adjacent to the A92 dual carriageway, Lochgelly has excellent infrastructure links to Edinburgh and Fife's main towns.

The site is located within Lochgelly Industrial Park. The estate is a well established and vibrant employment and business hub with superb access onto the distributor road network lying minutes from the A92, connecting to the M90 and central Scotland motorway network.

USE

Fife Council is seeking proposals from businesses with a focus on the key criteria of the City Region Deal Programme including innovation, technology, growth as well as demonstrating employment creation, investment and sustainability. Further details in respect of the criteria are available on request.

Prospective purchasers should submit a business plan or, as a minimum, supporting documents as part of any application setting out confirmation of the nature of business proposals including commitment to innovation, funding availability, proposed investment, employment creation, sustainability and timescales.

DESCRIPTION

The subjects present a prime development opportunity for a business looking to locate in a thriving and vibrant business/ industrial park. The access road has already been constructed making the various sites suitable for immediate occupation. The subjects would be suited to light industrial, office, manufacture or storage and distribution business subject to planning permission.

Sites are available in a range of sizes from 0.59 acres (0.24 ha) up to 3.75 acres (1.52 ha). The sites are available individually or in any combination depending on an individual's requirements.

The following sites are available:-

Description	Size (acres)	Size (hectares)
Site 5	0.59 acres	0.24 ha
Site 6	0.67 acres	0.272 ha
Site 7a	1.12 acres	0.453 ha
Site 7b	1.37 acres	0.554 ha
TOTAL	3.75 acres	1.52 ha

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

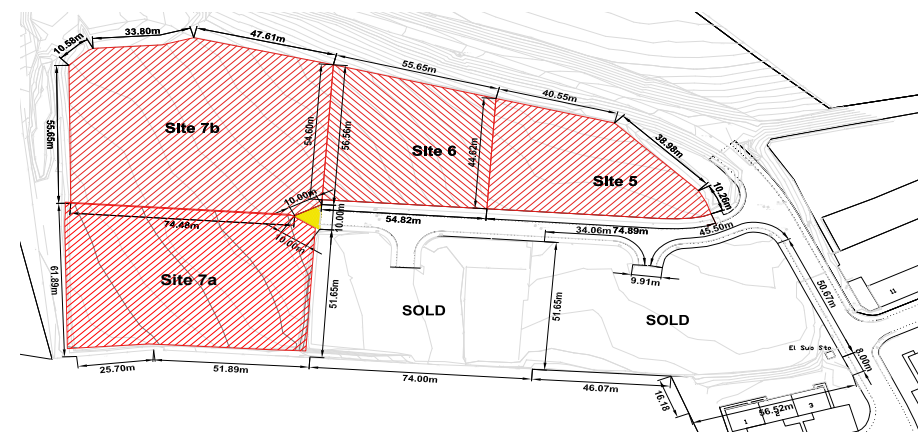
This development opportunity is in an area currently suitable for Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site.

TENURE

Heritable interest.

PRICE

On application.



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For more information please contact the:

Property Investment and Development Team
 fifemeansbusiness@fife.gov.uk

#fifemeansbusiness

TERMS

- Price on application to Fife Council
- Prices quoted are exclusive and may be subject to VAT.
- The heritable interest (equivalent to freehold) will be offered and interested parties are strongly recommended to notify Fife Council of their interest in writing to ensure notification of a future closing date for offers.
- Consideration will be given to a ground lease and/or joint venture proposal.
- The date of entry shall be agreed, subject to legal settlement.
- Any sale will be subject to any purchaser entering into a Deed of Conditions, if required, in respect of maintenance of common parts.
- Each party to bear their own legal costs in the documentation of this transaction; however, the purchaser/lessee will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon. The land will be sold 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.
- There will be an ongoing commitment to comply with the conditions of the City Region Deal funding.

LEGAL

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VAT

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

ENTRY

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



THIS PROJECT IS SUPPORTED BY THE EDINBURGH & SOUTH EAST SCOTLAND CITY REGION DEAL

Fife Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item.

August 22

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.