

# FOR SALE/TO LET

## DEVELOPMENT PLOTS FROM 2 ACRES TO 80 ACRES

**MITCHELSTON INDUSTRIAL ESTATE**  
KIRKCALDY, FIFE KY1 3LX

ON BEHALF OF

**Muir**

Group



A92  
DUAL  
CARRIAGEWAY  
TO M90



**360**  
**VIDEO**

## GENERAL

We are instructed by The Muir Group to market 80 acres of strategic development land at Mitchelston Industrial Estate, Kirk. The site is located alongside the A92 dual carriageway which connects Kirkcaldy/Glenrothes with Dunfermline and also the M90 motorway.

The building is situated on a site of 79 acres providing a significant development opportunity.



## LOCATION

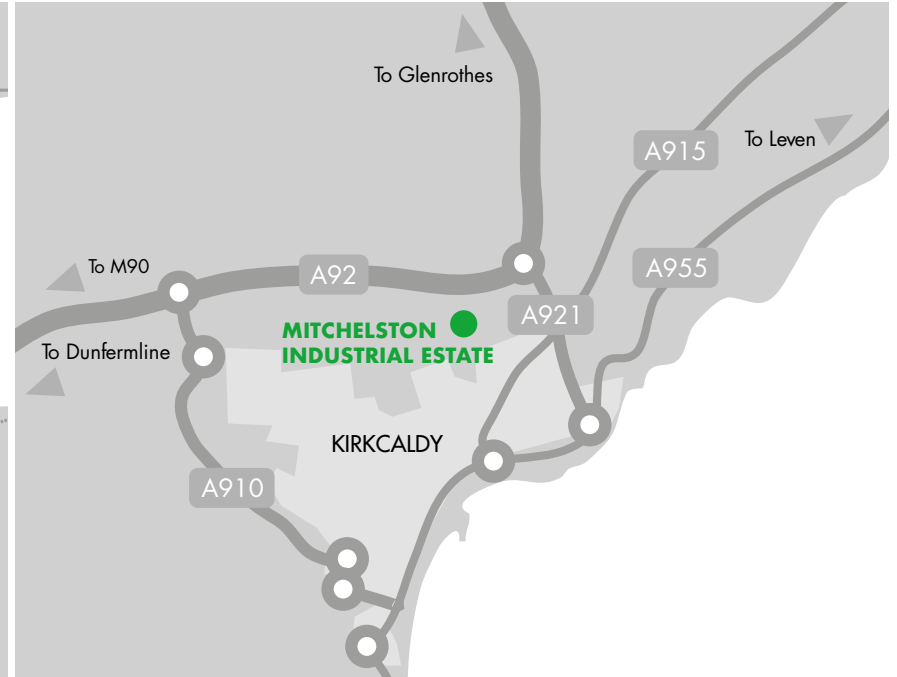
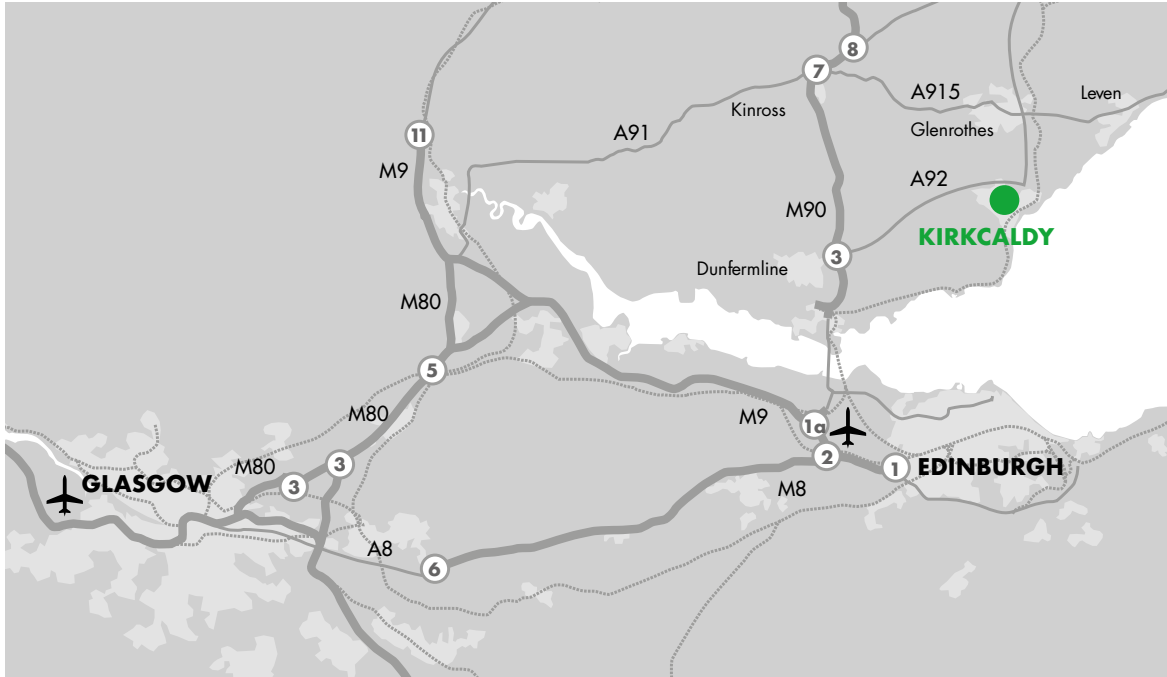
Kirkcaldy is a major town in Fife with a population of approximately 50,000 and is situated on the northern shore of the Firth of Forth. St Andrews is approximately 27 miles to the north east and Dundee 28 miles to the north. The population of Central Fife is 200,000.

Mitchelston Industrial Estate is situated to the north of Kirkcaldy and benefits from direct access on to the A92 dual carriageway. Access to the building is from Mitchelston Drive.

Existing occupiers of Mitchelston Industrial Estate are a mix of commercial and industrial users and include QAS Copak Ltd, Fife Group, Kingdom Bakers, Asda, Dingbro and a number of car dealerships including BMW, Vauxhall, Volkswagen, Mazda and Kia.

Travel distances are approximately as follows:

Kirkcaldy (High Street)	10 mins
Glenrothes	10 mins
M90	15 mins
Dunfermline	20 mins
Queensferry Crossing	20 mins
Edinburgh City Centre	40 mins
Dundee	40 mins
Glasgow	1 hour 20 mins
Aberdeen	2 hours



## THE SITE

This is strategically situated in the heart of Fife with direct frontage and access to the A92 dual carriageway which connects central Fife with the M90 (Edinburgh/Perth).

The site is zoned for Employment uses and has potential for a number of different commercial uses.

The site can be subdivided as required from plots as small as 2 acres.

The total site area is 32 hectares (80 acres) or thereby.

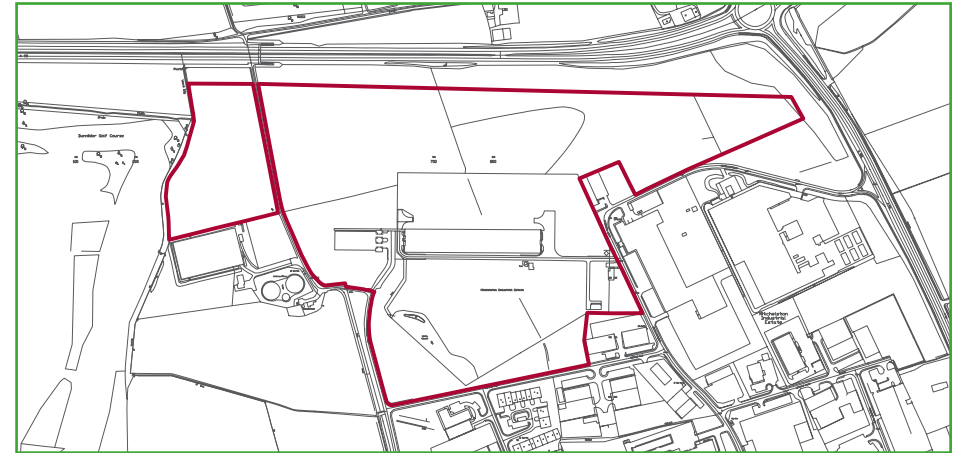
## PACKAGES

The Muir Group are able to offer occupiers a full design and build package for companies seeking new premises.

Contact Ryden on 0131 225 6612 for further information.

## TERMS

Further information on terms required for the site are available on request.





**360  
VIDEO**

## VIEWING

Viewing of the building is only available on an accompanied basis.

## FURTHER INFORMATION

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