



The land is currently zoned for residential use and, subject to planning, would also be suitable for industrial and commercial uses such as warehousing and storage.

## Description

Lochgelly Business Park is a successful commercial location and is home to variety of businesses.

## This success is due to:

- Fast, Congestion-Free Access onto the A92 - the main arterial route through Fife
- A few minutes drive onto the M90 - taking you south to the Queensferry Crossing over the Forth, and also north on the M90 to Perth and Aberdeen

For more information please visit [www.lochgellybp.co.uk](http://www.lochgellybp.co.uk)  
Auchterderran Road, Lochgelly, Fife KY5 9HF





Views to the Lomond Hills



### Communications

Lochgelly Business Park offers fast and easy access into Scotland's Motorway network.

### Road

Drive times & distances:

- One minute to the A92
- Six minutes from the M90
- 14 minutes/11.5 miles to the Forth Road Bridge
- 22 miles to Edinburgh
- 31 miles to Perth
- Congestion free access - straight through to A roads and Motorway

### Rail

Lochgelly Train Station:

- 5 minutes walk from Lochgelly Business park
- 50 journey minutes to Edinburgh Waverley - trains every hour
- 13 minutes journey to Glenrothes



### Location

The site lies to the rear of LBP and can be accessed via the common yard.

### Planning

Currently zoned for residential use, we believe the land would be suitable for industrial and commercial uses.

## Joint Agents



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