



Site Area of:  
1.2 Hectares/  
3 Acres

Suitable for new build industrial, warehouse or business premises  
LBP (Lochgelly Business Park) is a thriving commercial location

## Description

Lochgelly Business Park is home to many businesses from gyms to traditional industrial users and manufacturers. All space being fully occupied until August 2018 is testimony to it's strong location.

### 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 over the Forth, and also north on the M90 to Perth and Aberdeen
- A can-do approach by the landlord to shape properties to occupiers needs has aided quick entry

For more information please visit  
[www.lochgellybp.co.uk](http://www.lochgellybp.co.uk)

Auchterderran Road, Lochgelly, Fife KY5 9HF



### 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

The land is zoned for Use Classes 4 (general industrial) and Class 6 (warehouse and distribution). Specific uses will require confirmation of planning.

## Joint Agents



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