

To Let – High Quality Business Units
Total **2,248 sqm (24,197 sqft)**

4 Units Remaining Available

**Now Ready for
Occupation**



Highly prominent site adjacent to M90

9 high specification units available

Suitable for Business and Innovation

Location - Dunfermline, Fife, KY11 8EZ

FIFE
INTERCHANGE
North

invest life

www.investfife/FIN



Unit 9 - Reserved



Description

The proposed business units are being developed by Fife Council as part of the Fife Industrial Innovation Investment (i3) Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn programme of investment spanning 15 years.

This development is now ready for occupation and comprises of 9 new units suitable for Class 4,5 and 6 uses. Ranging in size from 169 sqm (1,829 sqft) to 761 sqm (8,199 sqft) with the potential to combine units they provide an ideal solution for innovative businesses in manufacturing, technology and service industries, looking to expand or relocate.

The Units will benefit from:

- Steel frame construction
- Glazed pedestrian entrance
- Potential to create internal office accommodation
- Electrically operated overhead access door
- Security shutters
- 3 phase supply & Solar PV power systems
- Energy Centre
- Low Carbon Design
- Radiant Heating System
- Energy efficient LED lighting internally and externally
- WC facilities
- On-site car parking with disabled provision
- Fast and rapid EV charging available
- Cycle facilities

Accommodation

Unit No.	Area (sqm)	Area (sqft)	Min/Max Clear Height (m)	Comments
1	186.24	2,005	4.08/5.12	Reserved
2	186.24	2,005	4.08/5.12	Available
3	186.24	2,005	4.08/5.12	Available
4	186.24	2,005	4.08/5.12	Available
5	186.29	2,005	3.70/4.21	Available
6	186.29	2,005	2.70/4.21	Reserved
7	169.94	1,829	4.22/4.66	Reserved
8	198.62	2,140	4.22/4.77	Reserved
9	761.70	8,199	4.00/7.36	Reserved



Units 1 - 4



Units 5 - 9

Now Ready for Occupation



The site is situated to the north of the Amazon UK Fulfilment Centre immediately adjacent to the M90.



Fife Council is seeking to secure businesses with a focus on the key criteria of the City 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.

Benefits



One million skilled workforce within one hour's drive



Close to proposed Dunfermline Learning Campus (under construction)



Easily accessible with excellent links via road, rail and air



Convenient – close to amenities and facilities



Excellent broadband fibre connections



Low Carbon Design

Lease Terms

These units are available to lease for a minimum term of 3 years. For confirmation of the rent required for each of the units, please contact the marketing agents Ryden, contact details below.

The units will be available on an Internal Repairing and Insuring basis with a service charge to cover the external repairs, maintenance, communal service and utility provision.

Expected Completion

It is anticipated that these units will be available for occupation early in 2025. Subject to agreeing satisfactory terms, the units can be reserved in advance of completion.

Use

The units are available for uses falling within Classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (no motor trade, showroom or trade counter uses are permitted)

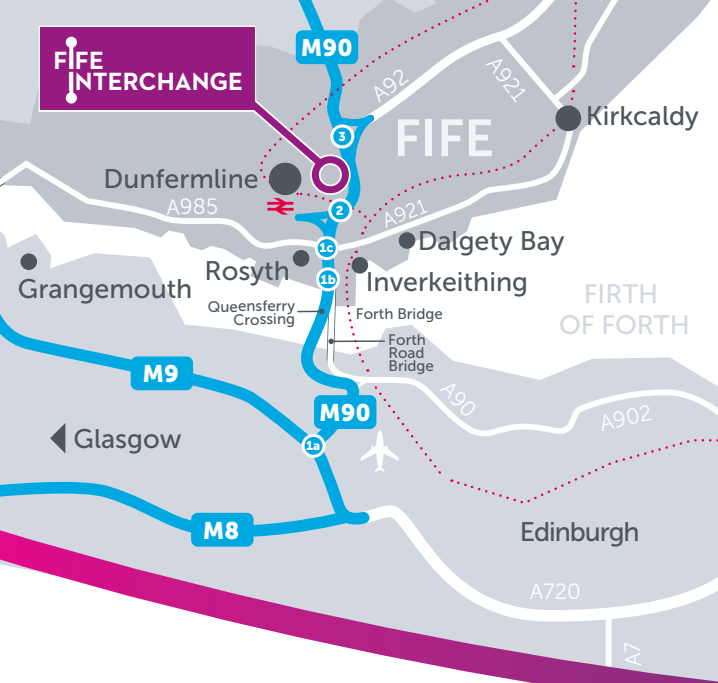
Occupier Criteria

Fife Council is seeking businesses with a focus on the key criteria of the City Deal programme including innovation, technology and growth as well as demonstrating employment creation, investment and sustainability.

Please contact Ryden for more information about the occupier intended use criteria for these units.

Energy Performance Rating

Will be assessed upon completion.



The Forth Bridge

The Queensferry Crossing

Rosyth deep-port

Location

Fife Interchange is a highly prominent and well located new business park development.

Fife Interchange North can be accessed directly from Sandpiper Drive. It is situated immediately to the North of the Amazon UK Fulfilment centre and to the South of Junction 3 of the M90, which connects with the A92 (Kirkcaldy – Glenrothes) dual carriageway.

A variety of Scotland's diverse engineering, production, finance and technology companies are already situated within South Fife, taking advantage of the diverse working population and excellent proximity to Scotland's key office and industrial districts.

Approximate travel times are as follows:

	Miles	Time
Dunfermline City Centre	3.5 miles	9 minutes
Queensferry Crossing	4 miles	9 minutes
Kirkcaldy	13.5 miles	21 minutes
Glenrothes	17 miles	22 minutes
Edinburgh City Centre	18 miles	45 minutes
Glasgow	43 miles	56 minutes
Perth	28 miles	31 minutes



37 airlines flying 221 routes to 158 destinations.



Rosyth deep-port is readily accessible within 3 miles of the site.



Rail connections are available at Rosyth, and Dunfermline as well as the East Coast Mainline at Inverkeithing which links London with Aberdeen, as well as direct trains to Edinburgh and Glasgow.



Park and Choose facilities are available at Halbeath and Ferry Toll which both provide bus links to Edinburgh and Glasgow.

Further Information

By contacting Ryden.

Neil McAllister
 T: 07831 610721
 E: neil.mcallister@ryden.co.uk

Ben Dobson
 T: 07796 649 931
 E: ben.dobson@ryden.co.uk

Ryden.co.uk
 0131 225 6612



Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are 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 as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. All images are indicative and may be subject to change. July 2025.