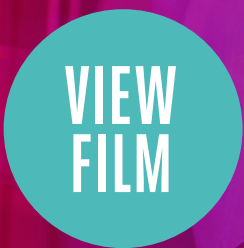




KIRKCALDY
FIFE KY2 6HD



FIFE FOR LIVING, FIFE FOR BUSINESS

WWW.INVESTFIFE.CO.UK/JSBP

WELCOME TO JSBP FIFE'S PREMIER BUSINESS PARK DESTINATION



JSBP is an established business park, located in close proximity to Junction 2A of the A92 with Kirkcaldy town centre being approximately 5 minutes drive away. The park is located in the Chapel area of Kirkcaldy, approximately 3 miles northwest of the town centre and is adjacent to Fife Central Retail Park.

Current park occupiers include Marston's, Commscope Technologies, VeriCall and Flexispace.





LEISURE
OPPORTUNITY
SITE

OSTLERS WAY

B&Q

SAINSBURY'S

FIFE CENTRAL RETAIL PARK

STARBUCKS

MCDONALD'S

SAINSBURY'S PETROL STATION

FLEXSPACE

CLUNY COURT

HOTEL
OPPORTUNITY
SITE

LOMOND HOUSE

MARSTONS

A910

IONA HOUSE

HIGH QUALITY OFFICE SPACE

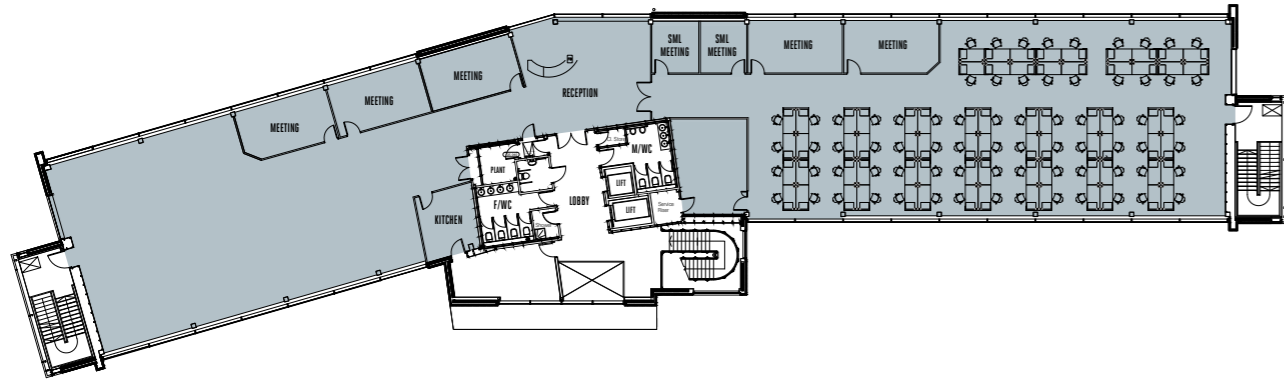
IONA HOUSE

DESCRIPTION

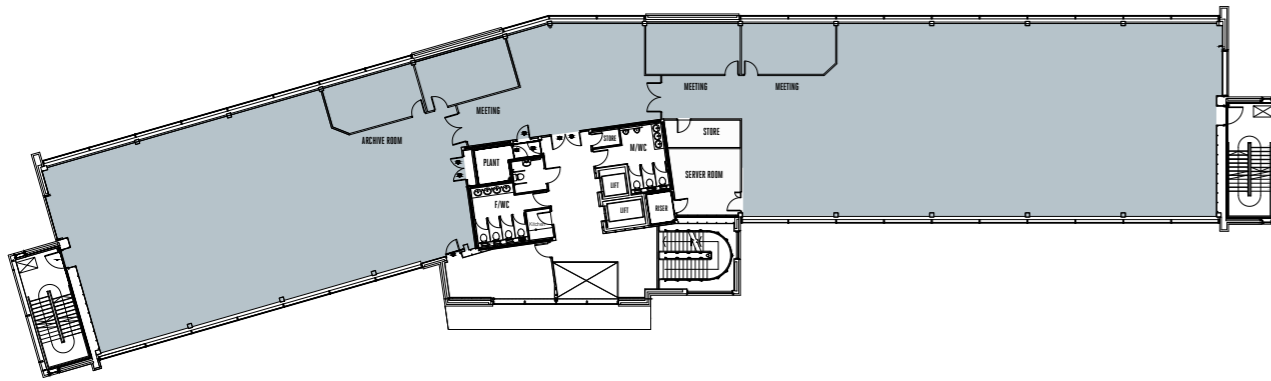
Iona House is a modern detached three storey office pavilion benefiting from the following specification:

- Male, female and disabled WCs
- Shower facilities
- Two 8 person passenger lifts
- Raised access floors
- Suspended tile ceilings
- PIR light sensors
- 165 car spaces (5 disabled)
- Bike racks

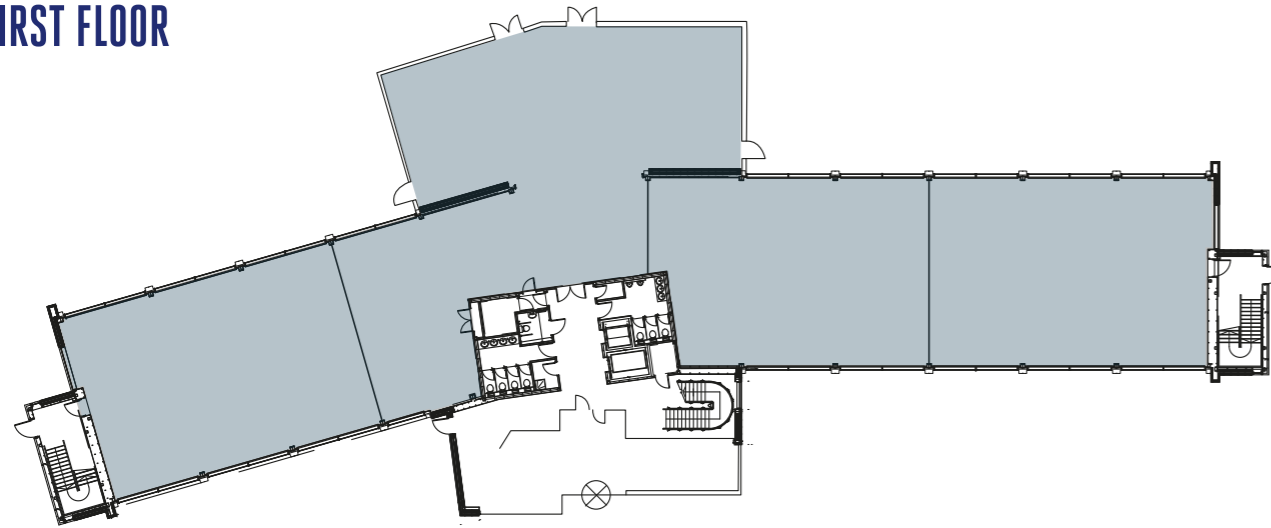




**SECOND FLOOR
HIGH OCCUPANCY SPACE PLAN**



FIRST FLOOR



GROUND FLOOR



ACCOMMODATION

We have measured the area of the building in accordance with the RICS Code of Measuring Practice (6th Edition) and confirm that the floor areas on a Net Internal Area (NIA) basis are as follows:

DESCRIPTION	SQ M	SQ FT
Ground	766.4	8,249
Ground Floor Canteen	146.1	1,572
First	843.0	9,074
Second	842.0	9,063
Total	2,597.5	27,958

The property is available in its entirety or on a floor by floor basis. Each floor has the potential to be split providing suites of approximately 371,6 sq m (4,000 sq ft).

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Further details on rent and other occupational costs can be obtained from the joint letting agents.



RATEABLE VALUE

We have been informed by the assessors that the premises are entered into the valuation roll for 2019 as follows:

Ground Floor Office	£71,000
First Floor Office	£59,250
Second Floor Office	£59,250

Any new subdivided suites will require to be re-addressed upon entry.

EPC

The property benefits from an Energy Performance rating C.

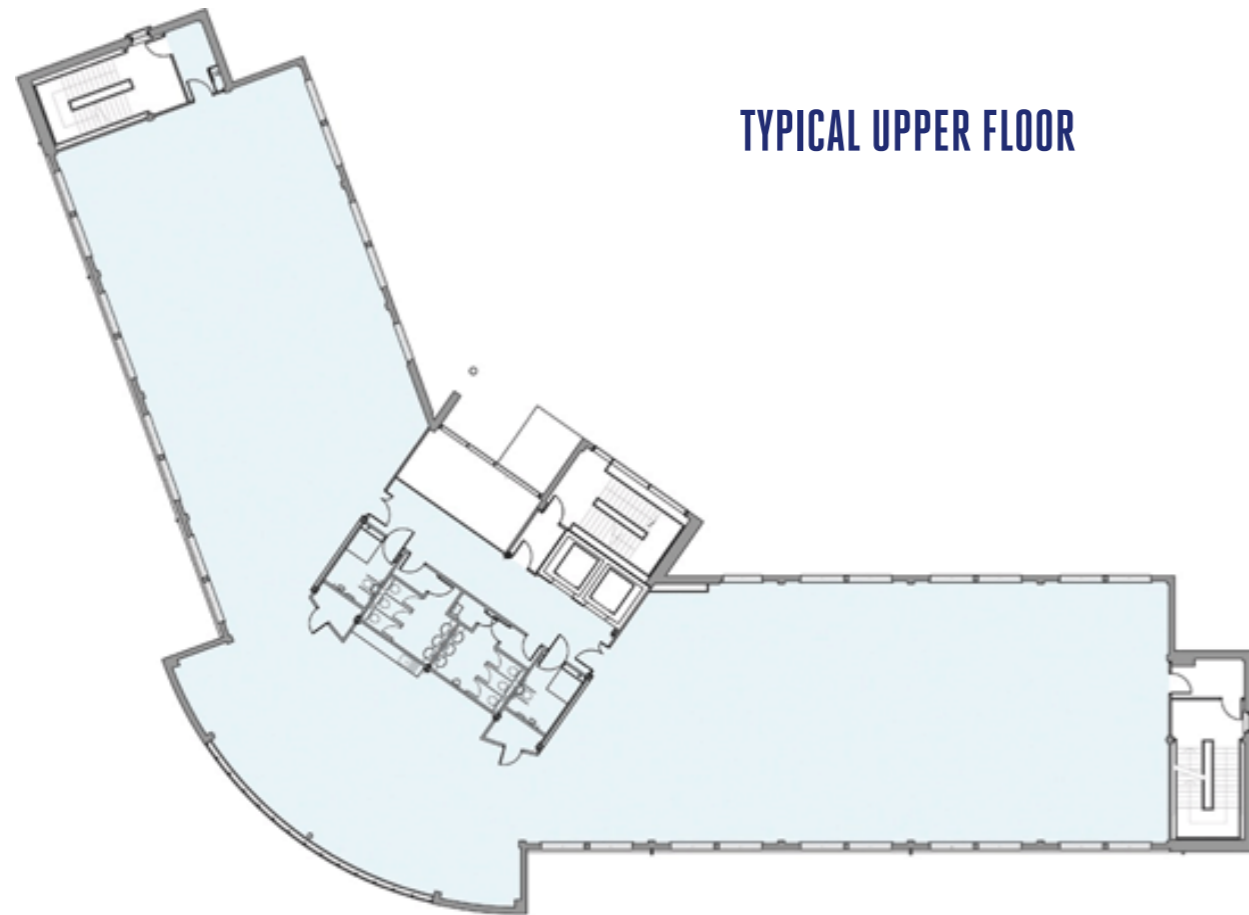


LOMOND HOUSE

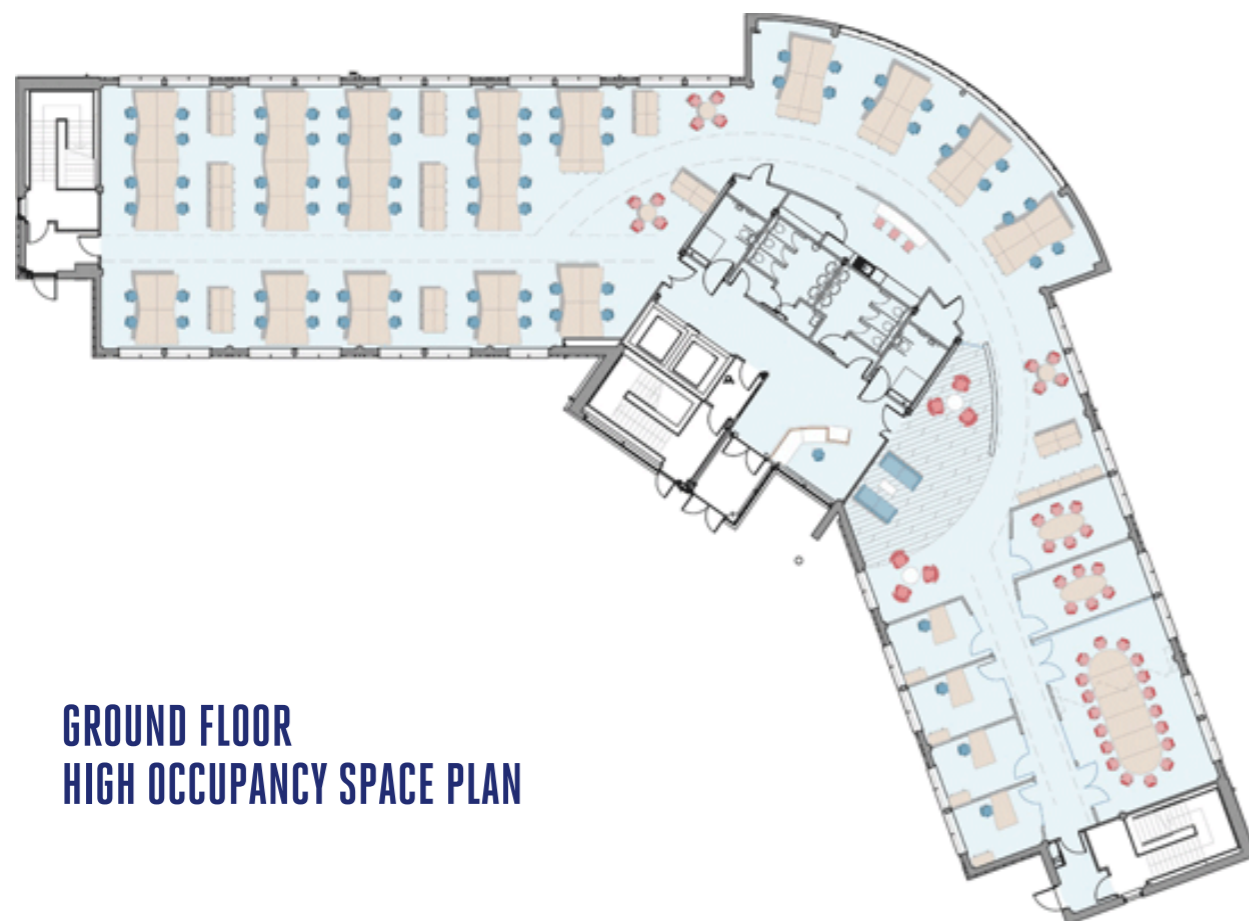
DESCRIPTION

Lomond House provides open plan office accommodation over three floors. The building is finished to the following specification:

- Feature double height entrance hall / reception
- 2 passenger lifts
- Raised access floors
- Suspended ceiling incorporating modern recessed lighting
- Male, female and accessible WCs on each floor
- Shower provision on each floor
- DDA compliant
- Car parking spaces
- 'Very Good' BREEAM rating



TYPICAL UPPER FLOOR



GROUND FLOOR
HIGH OCCUPANCY SPACE PLAN



ACCOMMODATION

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we confirm that the floor areas on a Net Internal Area (NIA) basis are as follows:

DESCRIPTION	SQ M	SQ FT	TENANT
Ground Floor West	364	3,919	Commscope Technologies
Ground Floor East	368	3,961	Vacant
First Floor	733	7,893	VeriCall Limited
Second Floor	732	7,880	Commscope Technologies
Total	2,197	23,653	

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Further details on rent and other occupational costs can be obtained from the joint letting agents.

RATEABLE VALUE

We have been informed by the assessors that the premises are entered into the valuation roll for 2019 as follows:

Ground Floor Office £28,600

EPC

The property benefits from an Energy Performance rating C+.



LAND AVAILABLE FOR EXPANSION

HOTEL SITE

Site 5b comprises an exciting development opportunity with planning permission granted for a 60 bed hotel (16/00978/FULL). 5b is a prominent roadside site of 0.5 ha / 1.2 acres adjacent to Martson's suitable for hotel or other uses ancillary to the Business Park.

LEISURE SITE

Leisure development opportunity on a site extending to approximately 2.21 hectares (5.46 acres) and benefitting from outline planning consent for a variety of uses to include retail, nursery and gym development. Other uses may be considered, subject to achieving a variation of planning consent. Access to the site is provided via two roundabouts on Ostler's Way which runs east to west through the business park.

The site is available in whole part on the basis of long leasehold for a period of 125 years. Alternatively, proposals may be considered on an individual basis to include site purchase.

LAND SALES / INDIVIDUAL SITES

The sites available extend to the following areas:

SITE DESCRIPTION	SIZE (HECTARES)	SIZE (ACRES)
Unit 4	0.75	1.85
Unit 7	0.89	2.20
Unit 8	0.81	2.00
Unit 9	1.44	3.56

The sites are suitable for Class 4 (business) or other commercial uses. A planning brief is available which provides the relevant details and requirements for development. A copy is available through the joint letting agents.

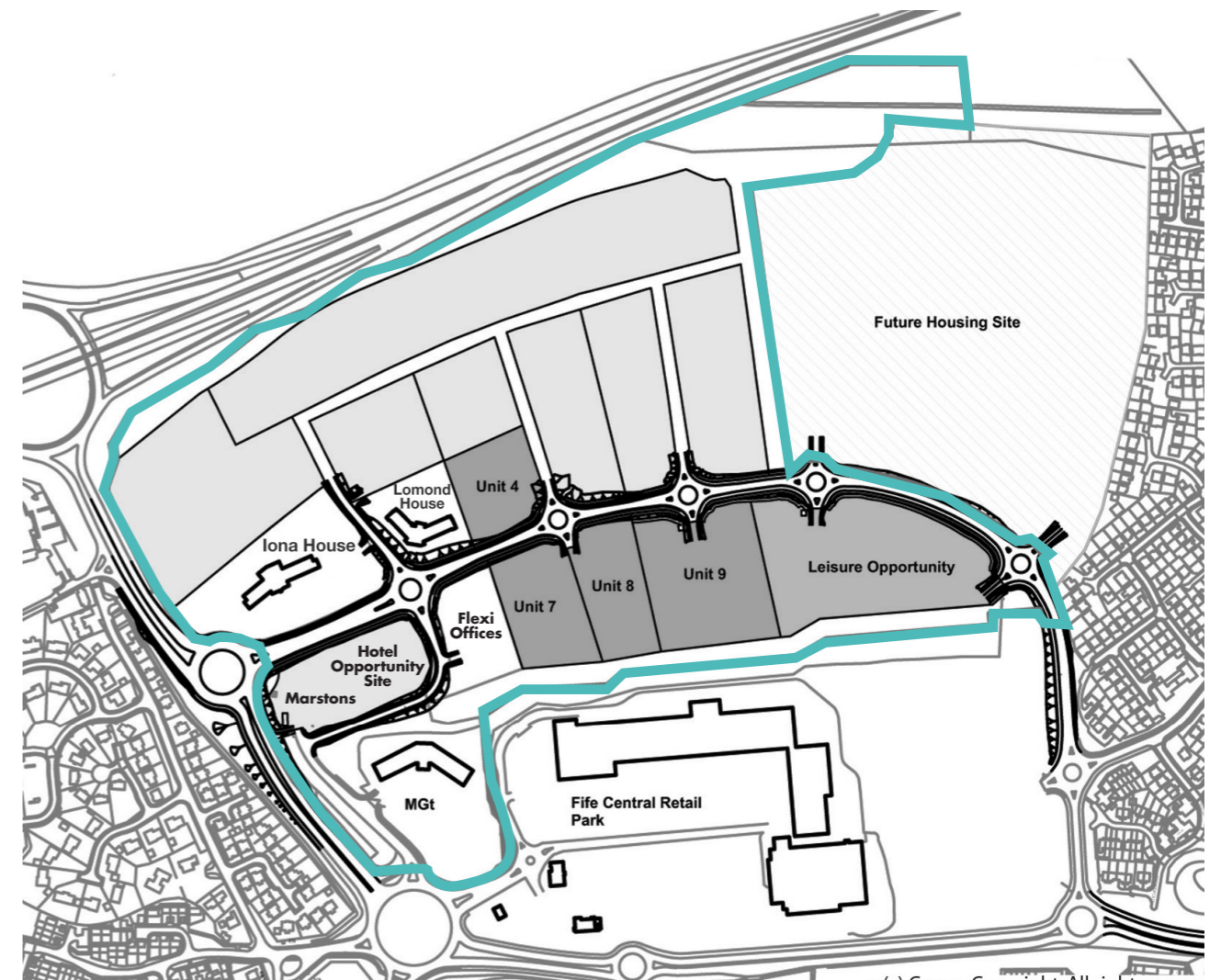
The sites are available to purchase in their entirety, with vacant possession, or alternatively, our clients will consider offering the opportunity of a long lease of 99 years. Further details of the quoting terms are available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VAT

All prices, rents and premiums are quoted exclusive of VAT.



FLEXIBLE TERMS VERSATILE SPACE

The purpose built Flexspace provides office accommodation over ground and first floors with suites ranging from 14.9 - 62.4 sq m (160 - 672 sq ft). The suites offer high quality serviced office accommodation within a fully managed centre and are available on flexible terms.

Easy in, Easy out terms

No legal costs

Available for short term contract led work

Fully serviced office facilities

Reception services

Board and meeting rooms

Telephone answering

Broadband internet access

24 Hour access

On site car parking

Fully DDA compliant

Reception services with telephone answering

Meeting/training room with white board

Managed telephone system and broadband

CCTV security system

8 person passenger lift

Hot desking and virtual offices

On site café

FLEXSPACE
BUSINESS UNITS ON FLEXIBLE TERMS

flexspace.co.uk



UNRIVALLED LOCATION

JSBP is located within Kirkcaldy which is approximately 25 miles north of Edinburgh. Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system having a railway station located on the East Coast mainline which runs from London King's Cross via Edinburgh to Aberdeen. Kirkcaldy additionally benefits from a first class dual carriageway link onto Central Scotland's motorway network with Edinburgh airport being only 24 miles away.





STRATEGIC SITUATION

EXCEPTIONAL CONNECTIONS

ROAD

Driving through Fife is quick and easy. From Dundee and the Tay Bridge, the A92 connects Fife's north communities with Glenrothes, Kirkcaldy and Dunfermline while the M90 and Forth Road Bridge to the south provide fast transit to Edinburgh as well as access to central Scotland's motorway network to Glasgow, the south and beyond.

In Fife, the bus is an excellent option. Major stations in Fife's principal towns of Kirkcaldy, Dunfermline, Glenrothes, St Andrews and Cupar provide convenient, reliable and cost-effective transport to the wider Fife community. These major stations are also served by national bus providers linking Fife to the rest of Scotland and beyond.

The Inverkeithing Ferry Toll also provides a speedy and frequent link to Edinburgh city centre and to Edinburgh International Airport!

RAIL

Fife is well served by trains with 18 stations serving the local and national network.

Several Fife stations are located on the East Coast main line which links London with Aberdeen while a number of stations are also served by the main highland line to Perth, Inverness and beyond.

Commuters are also well serviced with direct trains to Glasgow Queen Street and a very regular service to and from Edinburgh's Gyle, Haymarket and Waverley stations.

AIR

Less than 30 minutes drive from Fife, Edinburgh International Airport provides a direct connection to over 20 UK and Ireland cities and access to over 100 worldwide destinations including direct flights to several of Europe's principal cities, the USA and Canada.

To the north, Dundee airport also provides a domestic service to major UK cities including London, Birmingham and Belfast.

SEA

With water on three sides, the sea has played a significant part in shaping the social and cultural fabric of Fife. From the stone-walled fishing villages of the East Neuk to the shipbuilding yards of Burntisland and the industrial ports of Methil and Leven the impact of the sea is evident.

And Fife's relationship with the sea continues through Forth-Ports and the Port of Rosyth. Rosyth is home to Scotland's largest freight port and to Scotland's only direct passenger ferry link to Europe – the Norfolkline Rosyth - Zeebrugge service

CYCLE

Fife has one of the UK's most comprehensive cycle routes. Explore 300 miles (500km) of cycle route along quiet country lanes, disused railway lines and forest tracks as well as commuter routes in towns.

Eleven clear and easy to use maps are available to help cyclists navigate Fife's 24 circular cycle routes and five town networks.

Find out more at Fife Cycleways.



With a population of over 358,000 Fife is one of Scotland's most varied and economically wide-ranging areas and John Smith Business Park offers great potential for businesses wishing to relocate to or expand within Fife.

...FOR BUSINESS

In the past few years, financial and business services have played a key role in driving growth and creating new jobs in the area. Major companies in Fife include some of the biggest names in business: Sainsbury's Bank, Lloyds Banking Group, Nationwide, Sky, Scottish Water and a growing cluster of Fintech companies. Tourism is also making a significant contribution to the local economy.

Alongside the growth of the service sector, Fife still retains a high proportion of employment in high quality manufacturing and engineering.

The Invest in Fife partnership offers advice and support to any business which is interested in investing at John Smith Business Park.

...FOR LIVING

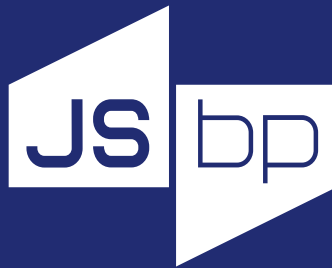
Living in Fife means the opportunity to enjoy the benefits of coast or rural living and the convenience of modern towns and cities. Fife offers more choice and real value with competitive house prices and a cost of living below the Scottish average.

With some of Scotland's finest, award winning beaches, forests and hills, you have a varied and attractive landscape right on your doorstep anywhere in Fife.

Reminders of the area's rich heritage can be found across Fife in historic villages, castles and palaces. Fife is also the Home of Golf, and home to the most famous golf course in the world - the Old Course in St Andrews, which attracts thousands of visitors to the area every year.

JSBP enjoys the benefit of being adjacent to the successful Fife Central Retail Park, home to many household names including Sainsbury's, Boots and Next.





VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents.

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