



ON THE INSTRUCTIONS OF FREESCALE SEMICONDUCTOR, INC.

FOR SALE PRODUCTION FACILITY/DEVELOPMENT OPPORTUNITY

HALBEATH INTERCHANGE

DUNFERMLINE, FIFE, KY11 8HT

- **Excellent transportation links**
- **High profile location**
- **60 ha (150 acres)**
- **Existing building – 93,469 sq m (1,006,126 sq ft)**
- **Would suit a number of alternative high tech uses**



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GRID REF: 312900 687636

Dunfermline is located approximately 19 miles north-west of Edinburgh City Centre and 45 miles east of Glasgow City Centre. The town benefits from a residential population of approximately 55,000 people and is one of the principal towns in Fife with excellent transport links via the Forth Bridge and the M8 motorway network.

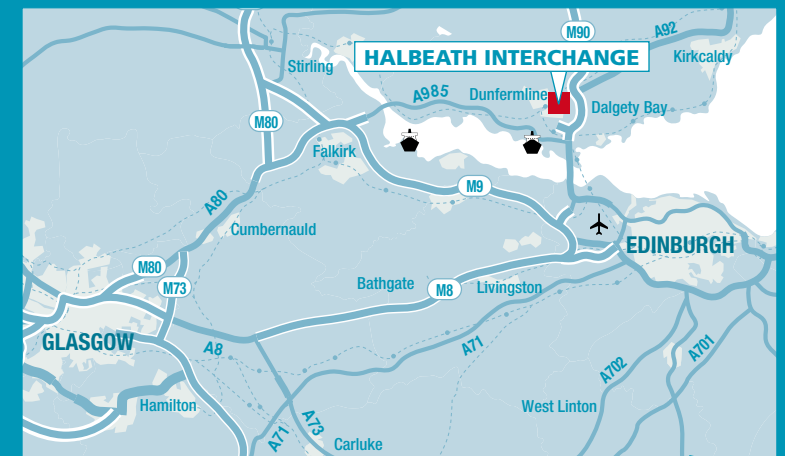


Location

Fife has a population of around 351,000 persons and a workforce of 160,000 persons. In excess of 80% of Fife's population live within a 20 minute drive of Halbeath.

Dunfermline provides an extensive mix of residential accommodation and boasts excellent retail, leisure and education amenities within the town including Fife Leisure Park, Fife retail park and Lauder College.

Major occupiers who have chosen to locate in Dunfermline include BSKyB, Intelligent Finance, Halifax Bank of Scotland, Defence Estates, Babcock and Oceaneering.



Situation

The property is situated in close proximity to the Halbeath Interchange [Junction 3 of the M90]. The M90 motorway provides direct links to the national motorway network.

There is access to national and international communications via road, rail, air and sea. Superfast ferries operating out of Rosyth Europarc offer regular services to Europe providing roll-on/roll-off services to both passengers and freight traffic.



Drive Distances	Distance/Time
Junction 3 of M90	0.5 miles
Newbridge Interchange	6 miles
Edinburgh	15 miles
Glasgow	45 miles
Edinburgh International Airport	12 miles
National Rail Freight Terminal	25 miles
Rosyth Ferry Terminal	4 miles
Port of Grangemouth	12 miles
Port of Zeebrugge	17.5 hrs

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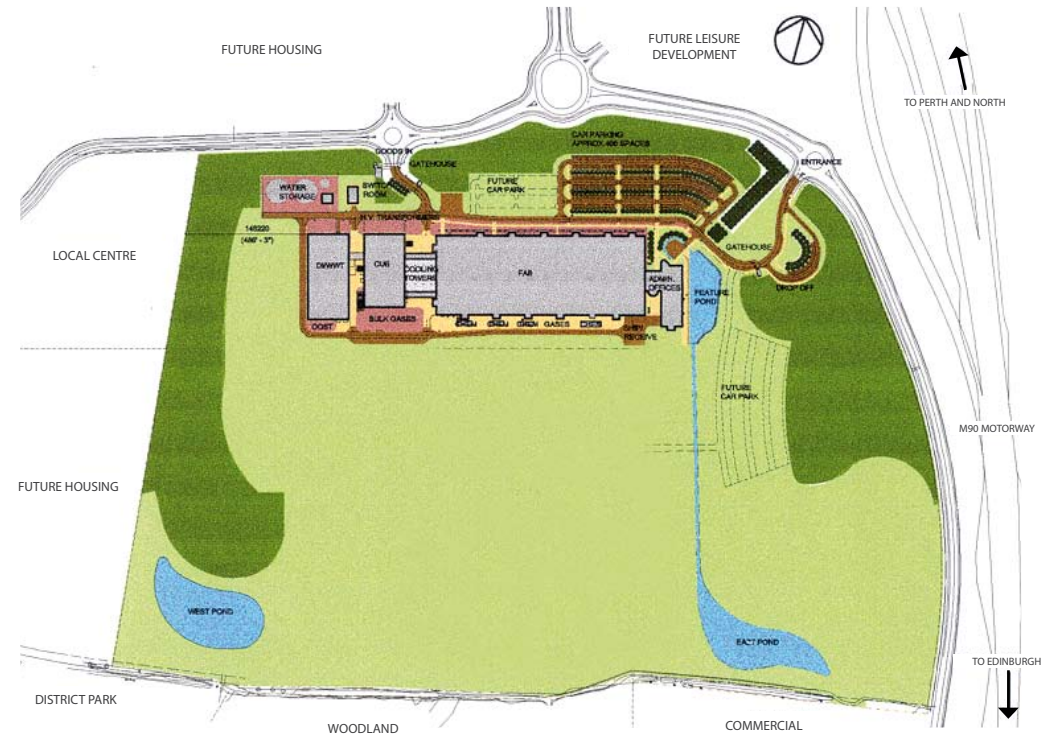
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The Opportunity

The site was originally developed for semiconductor manufacturing. The building was fitted out but never completed and has been vacant since 1998 whilst major HVAC has been maintained.

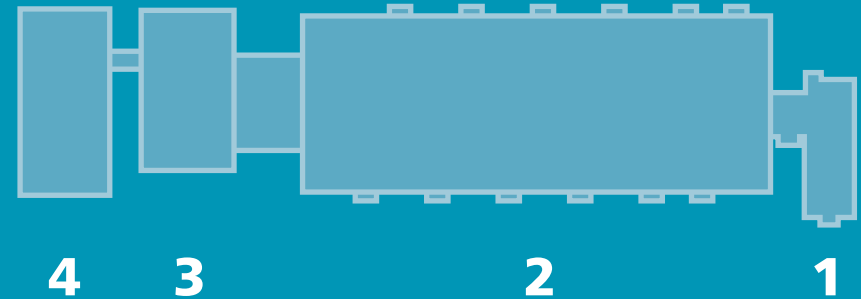
The building, whilst serviced and partially fitted-out, has not been completed and therefore offers a variety of opportunities for redevelopment, together with alternative development.

The total site area extends to approximately 150 acres.



The building is split into the following component parts:

Building 1	Office block	6,123 sq m	65,915 sq ft
Building 2	Manufacturing facility	69,607 sq m	749,266 sq ft
Building 3	Central utilities building	8,188 sq m	88,140 sq ft
Building 4	Water treatment plant	7,867 sq m	84,688 sq ft
Ancillary		1,684 sq m	18,115 sq ft
Total		93,469 sq m	1,006,126 sq ft



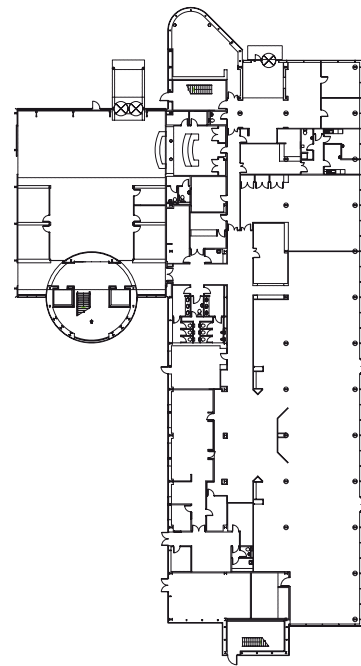
BUILDING 1 – OFFICE BLOCK

The main office building comprises an attractive 3 storey building with its own designated secure access and car parking for 145 vehicles.

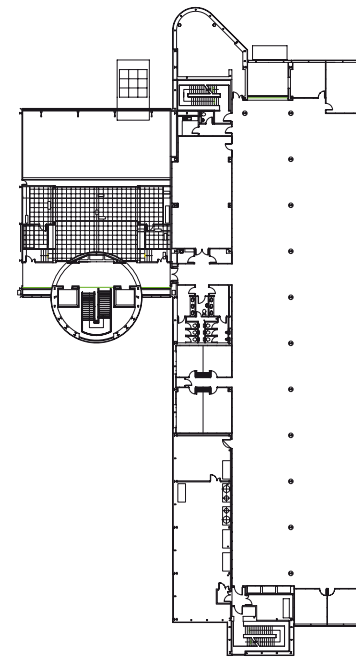
Partially fitted out, the building provides Grade A specification with only minor fit-out work required to finish. Boardroom/meeting room facilities have been created on each floor and there are passenger lifts and wc facilities serving all levels.

Specification includes:

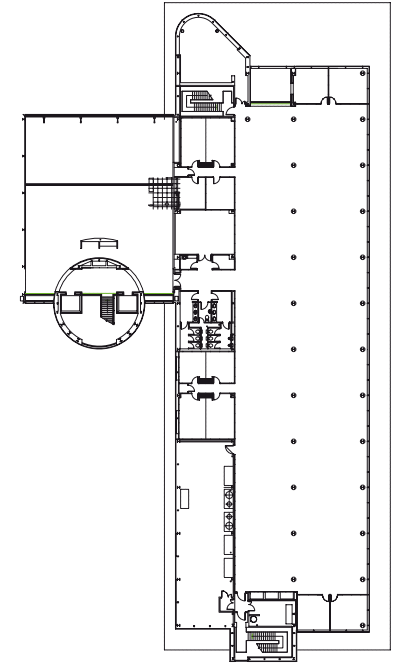
- Feature entrance
- Full raised access floor
- Category 2 lighting
- Full air conditioning
- Open plan accommodation
- 2 x 8 person passenger lifts
- DDA compliant



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The entrance is of high quality consisting of a double height reception area.

This building can be separated from the main manufacturing area.

The accommodation has been assessed as having the following approximate floor areas:

Ground Floor	2,081 sq m	22,407 sq ft
First Floor	2,021 sq m	21,754 sq ft
Second Floor	2,021 sq m	21,754 sq ft
Total	6,123 sq m	65,915 sq ft



PRODUCTION FACILITY/DEVELOPMENT OPPORTUNITY

HALBEATH INTERCHANGE

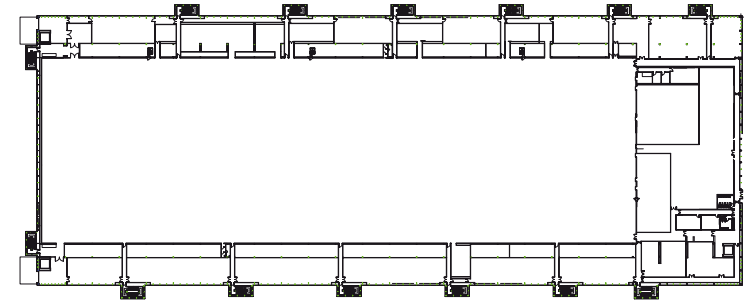
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BUILDING 2 – MANUFACTURING BLOCK

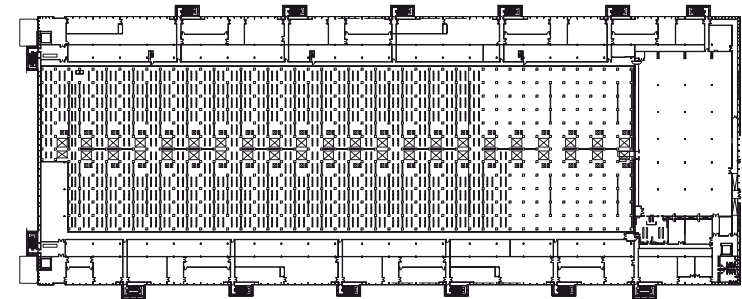
Building 2 comprises a three storey bespoke manufacturing facility designed to house a cleanroom and associated services. The minimum eaves height is 20 m (65.6 ft), rising to 23.5 m (77 ft).

The ground and first floors are of solid concrete construction with columns at circa 5m intervals. The second floor offers predominantly clear span accommodation.

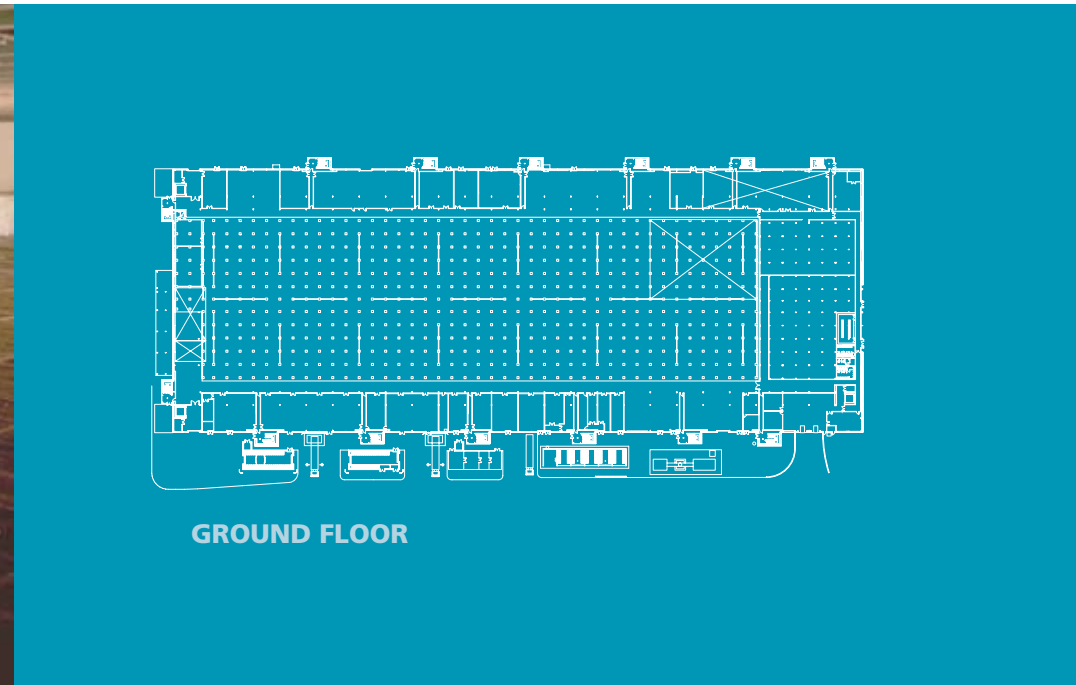
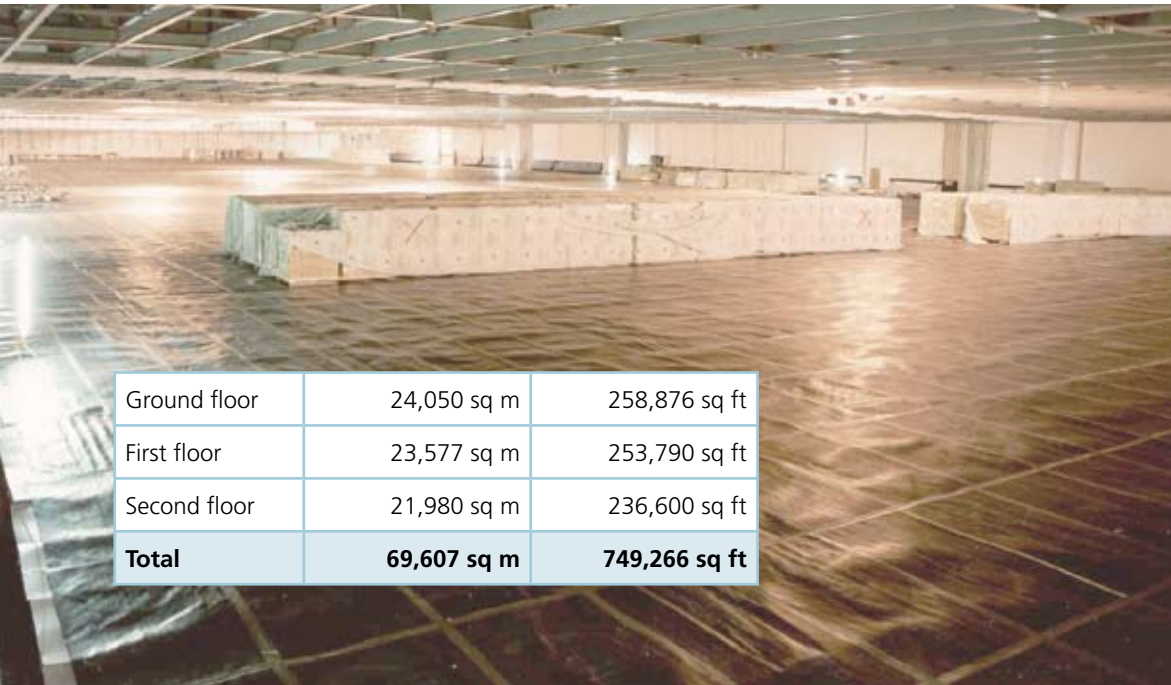
There are three service lifts providing access to all floors. Goods access is provided via two dock level access doors and one ground level door in the south elevation and one ground access door in the north elevation.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Ground floor	24,050 sq m	258,876 sq ft
First floor	23,577 sq m	253,790 sq ft
Second floor	21,980 sq m	236,600 sq ft
Total	69,607 sq m	749,266 sq ft

BUILDINGS 3 & 4

Building 3 is the Central Utilities Building and Building 4 comprises a waste water treatment plant.

Building 3:

Ground floor	4,331 sq m	46,621 sq ft
First floor	3,857 sq m	41,519 sq ft
Sub Total	8,188 sq m	88,140 sq ft

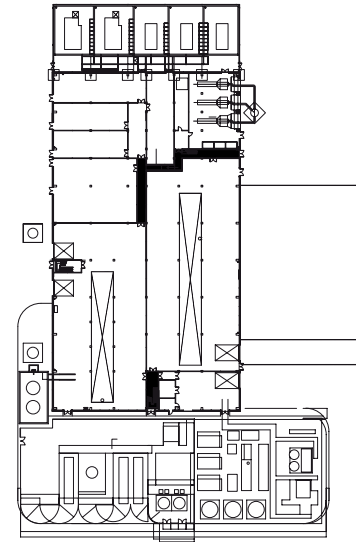
Building 4:

Ground floor	6,813 sq m	73,343 sq ft
First floor	1,054 sq m	11,345 sq ft
Sub Total	7,867	84,688 sq ft

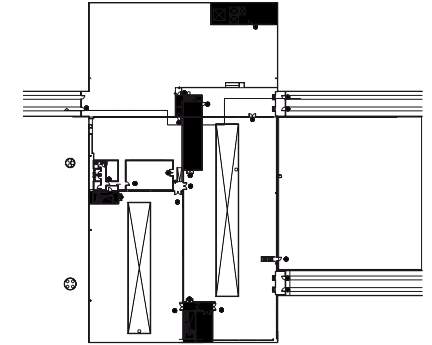
Total:

Buildings 3 & 4	16,055 sq m	172,828 sq ft
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BUILDING 3

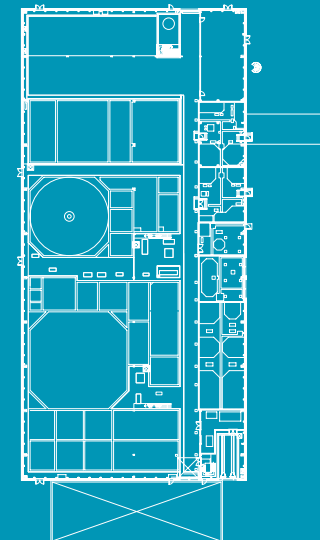


GROUND FLOOR

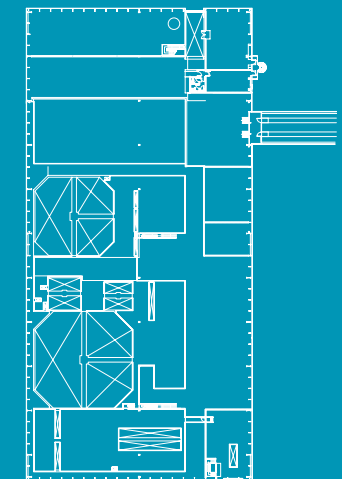


FIRST FLOOR

BUILDING 4



GROUND FLOOR



FIRST FLOOR



Ancillary

There are a number of ancillary buildings on site such as stores etc which extend in total to 1,683 sq m (18,115 sq ft).

Land

The site is serviced however may require some final installation works in respect of water supply/discharge depending on capacity needs.

The whole site extends to 60.7 ha (150 acres).

A full information pack is available including; title, topographical information, services and site investigation reports etc.

Plant & Equipment

Facilities infrastructure equipment is being auctioned separately and a detailed inventory is available upon request.

Planning Brief

The site is currently zoned for employment use under Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Act 1997.

A planning brief has been prepared in conjunction with Fife Council and is available on request.

Rateable Value

There is no Completion Certificate for the building or Completion Warranty therefore the building has not been rated.

Grant Assistance

Fife benefits from Regional Selective Assistance (RSA).

Further detail can be made available from Scottish Enterprise Fife, and Scottish Development International.

01592 623 000 fife@scotent.co.uk

0141 228 2828 www.sdi.co.uk

Sale Terms

Our clients are offering the whole site together with the buildings for sale with the benefit of vacant possession.

Closing Date

Any party wishing to be kept informed of a closing date should formally register their interest in writing with the sole selling agents.

Legal Costs

In the normal manner, each party will be responsible for their own legal costs incurred in this transaction.



Further Information

Available on application from sole letting agents.

Bryce Stewart/Iain Davidson

Colliers CRE
39 George Street
Edinburgh EH2 2HN

Tel: 0131 240 7500
Fax: 0131 240 7599

bryce.stewart@collierscre.co.uk
iain.davidson@collierscre.co.uk



Stephen Rothrock & Doug Barrett

601 Union Street, Suite 5300
Seattle, Washington 98101 USA

Tel: 206.223.0866
Fax: 206.223.1427

stephen.rothrock@colliers.com
doug.barrett@colliers.com



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