



UNIT 2A & 2B

HAYFIELD INDUSTRIAL ESTATE

KIRKCALDY | KY2 5DJ

TO LET
INDUSTRIAL
PREMISES
WITH LARGE
YARD



8,931 FT WITH
0.14 ACRE YARD

POTENTIAL
TO FENCE OFF
SECURE YARD

- End Terrace Industrial premises with large yard / car park
- 830 sq m (8,931 sq ft)
- Potential to sub-divide providing 2 x units of 4,000 sq ft.
- Central location near Kirkcaldy town centre
- Located 5 minutes from the A92 and M90 Motorway
- Located within the well-established Hayfield Business Park

HAYFIELD INDUSTRIAL ESTATE

LOCATION

Kirkcaldy is one of Fife's most established towns which is ideally situated to service both Fife and Scotland's central belt.

The subjects are situated on the north side of Kirkcaldy approximately 2 miles from both junctions of the A92 dual carriageway which connects Kirkcaldy with the M90 and Dunfermline.

Hayfield Industrial Estate is one of the town's most established estates lying approximately 1.5 miles from the Town Centre, and is one of the primary industrial areas serving east Fife.

Nearby occupiers include Screwfix, Howden Joinery, Johnstone's Decorating Centre, Toolstation, Halfords, Plumb Centre, Rinus Roofing Supplies, Fife Council, Shell and Fife Group.



DESCRIPTION

The premises comprise an end terrace industrial unit with a large yard / car park to both the front and side elevation. The property is of steel frame construction with brick walls under a pitched roof.

Internally the property benefits from the following specification:

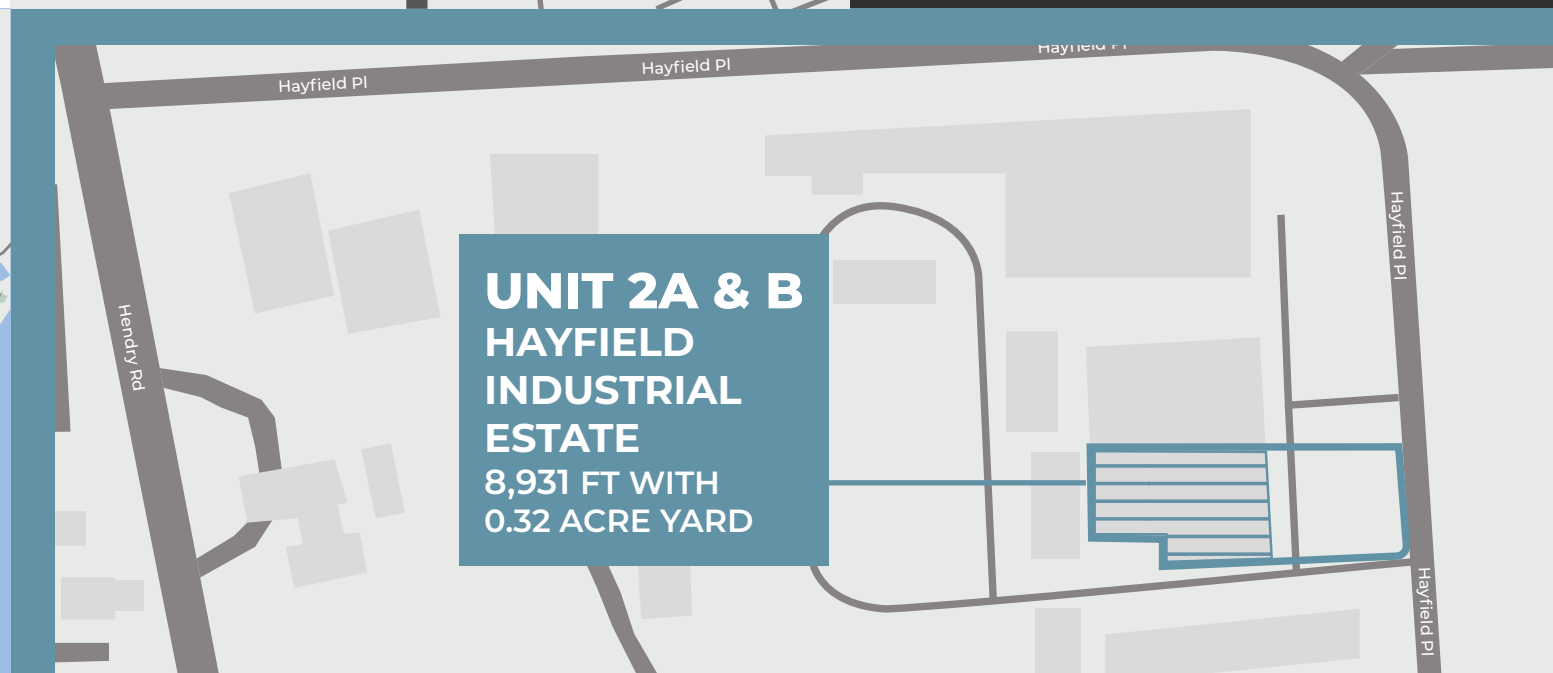
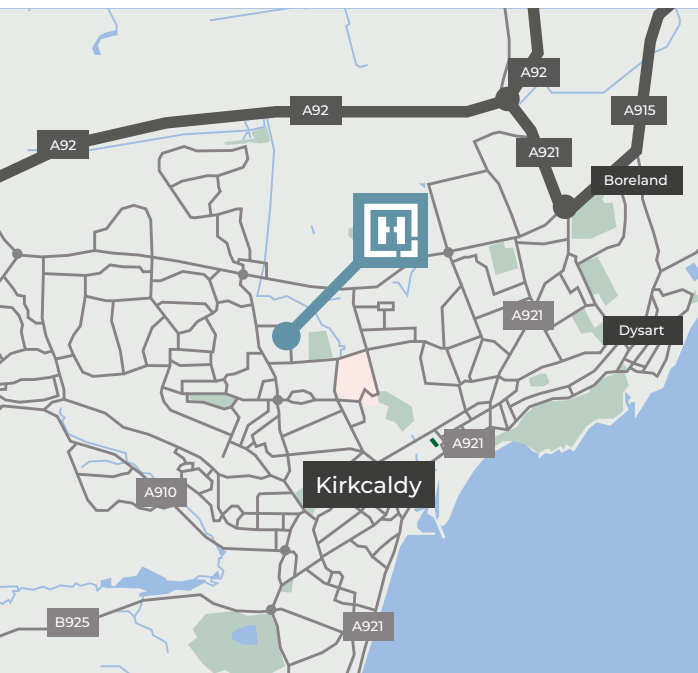
- Translucent roof panels
- 2 x Vehicle access doors
- Fluorescent Strip lighting
- 3 phase power supply
- Gas supply
- Dedicated office space
- WC Facilities

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 830 sq m 8,931 sq ft.

In addition the property benefits from a large yard / car park to the front and side elevation. The yard can potentially be secured if required.

The premises can also potentially be sub-divided to provide 2 units of approximately 4,000 sq ft.



UNIT 2A & B
HAYFIELD INDUSTRIAL ESTATE
8,931 FT WITH
0.32 ACRE YARD



BUSINESS RATES

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised by the local Assessor the property has a Rateable Value of £19,000 with rates payable of approximately £9,300 per annum.

TERMS

The property is available on a new Full Repairing & Insuring basis for a term to be agreed and a rental of £33,600 per annum plus VAT. Further information on lease terms is available from the letting agents.

VAT

All rents will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

Ryden.co.uk
0131 225 6612



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents:

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UNIT 2C & D HAYFIELD INDUSTRIAL ESTATE

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