



UNIT 2C & 2D

HAYFIELD INDUSTRIAL ESTATE

KIRKCALDY | KY2 5DJ

TO LET
INDUSTRIAL
PREMISES
WITH LARGE
YARD



- End Terrace Industrial premises with large yard / car park
- 768 sq m (8,265 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 the front elevation. The property is of steel frame construction with brick walls under a pitched roof.

Internally the property benefits from the following specification:

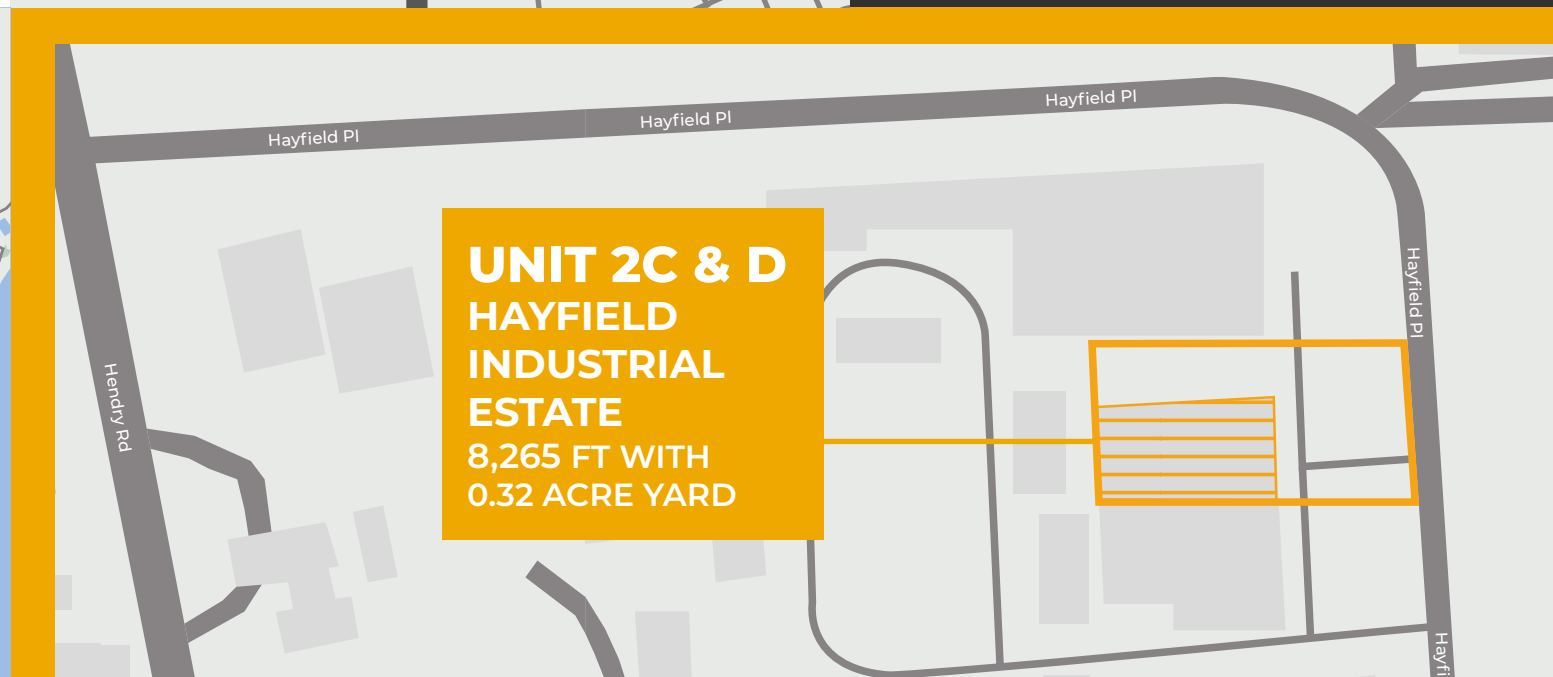
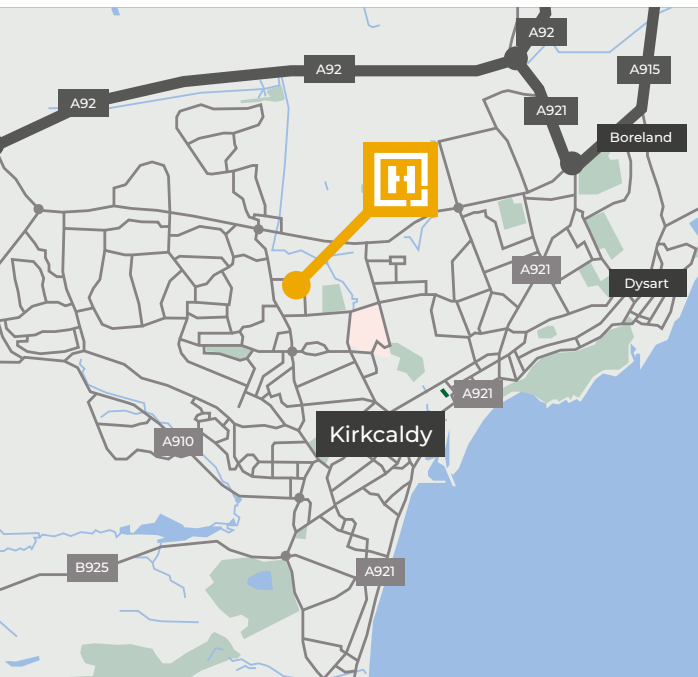
- Translucent roof panels
- 2 x Vehicle access doors
- Fluorescent Strip lighting
- 3 phase power supply
- Gas supply
- Dedicated office space
- WC Facilities

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 768 sq m 8,265 sq ft.

In addition the property benefits from a large yard / car park to the front 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 2C & D
HAYFIELD
INDUSTRIAL
ESTATE
8,265 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 £35,000 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:

CAMERON WHYTE

cameron.whyte@ryden.co.uk
077890 03148

HAMISH RANKIN

alan.herriot@ryden.co.uk
078807 22326

MURDO McANDREW

murdo.mcandrew@g-s.co.uk
07799 159665

DUNCAN FRASER

Duncan.Fraser@g-s.co.uk
07769 377431

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 given 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 February 2022. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. July 2022.

Designed by thefifthhouse.co.uk