



# UNIT 3 & SECURE YARD

## HAYFIELD INDUSTRIAL ESTATE

KIRKCALDY | KY2 5DJ

**TO LET**  
INDUSTRIAL  
PREMISES  
WITH LARGE  
YARD



- Stand alone Industrial Unit extending to 1,548 sq m (16,662 sq ft) with 0.44 acre yard
- Adjoining yard extending to 1 acre available together or separately
- 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 a standalone industrial unit with a large yard / car park to both the front and side elevations. The property is of timber frame construction with brick walls under a pitched roof.

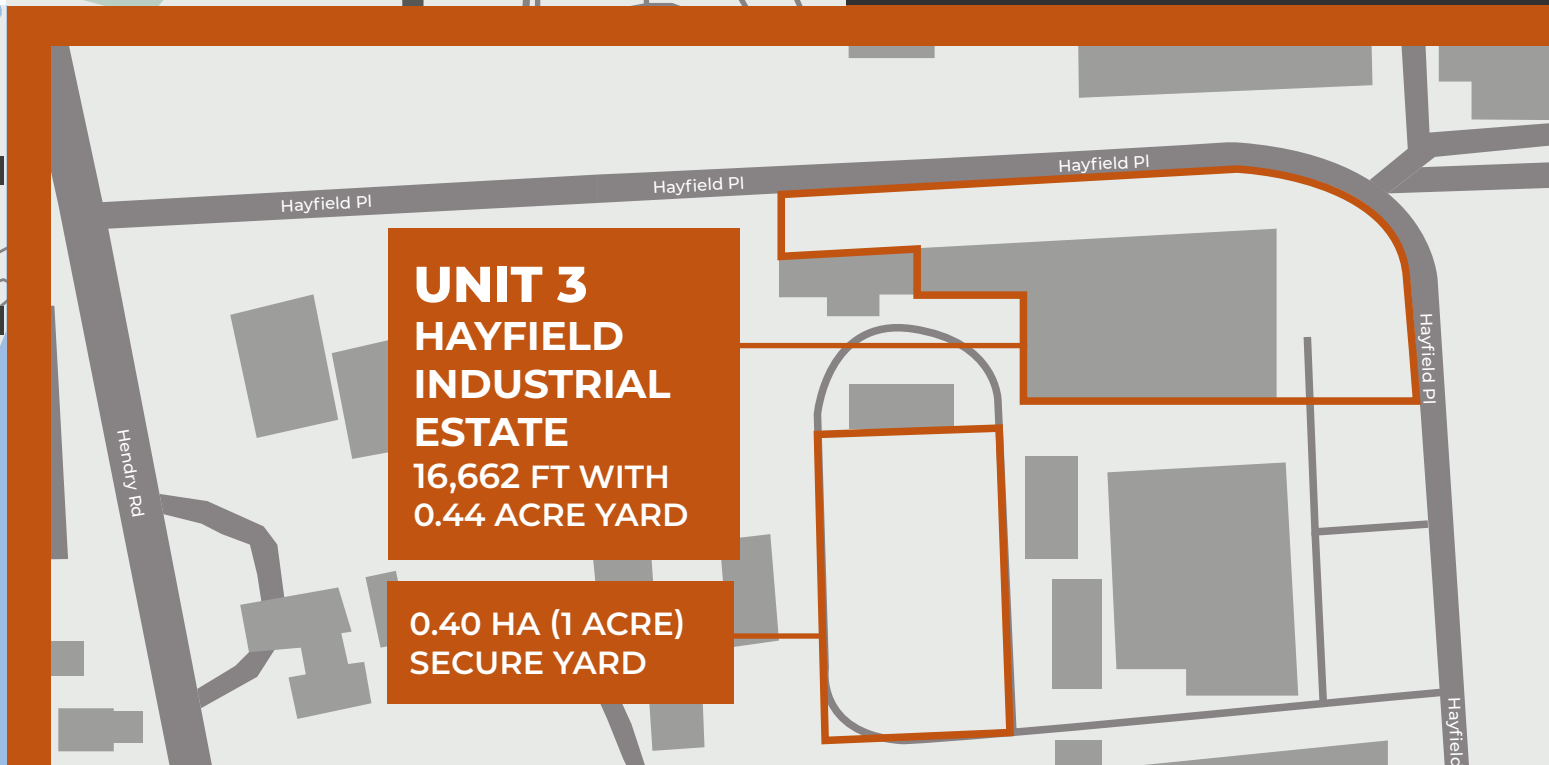
Internally the property benefits from the following specification:

- Translucent roof panels
- 3 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 1,548 sq m 16,662 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.



**UNIT 3**  
**HAYFIELD**  
**INDUSTRIAL**  
**ESTATE**  
16,662 FT WITH  
0.44 ACRE YARD

0.40 HA (1 ACRE)  
SECURE 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 £45,500 with rates payable of approximately £22,300 per annum.

## TERMS

The property is available on a new Full Repairing & Insuring basis for a term to be agreed. The quoting rent for Unit 3 is £60,000 per annum plus VAT and the quoting rent for the additional yard extending to 1 acre is £30,000 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:

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