

# DM HALL

## To Let

Industrial premises  
with large yard

UNIT 2A & 2B  
HAYFIELD  
INDUSTRIAL ESTATE  
KIRKCALDY  
KY2 5DJ



792 SQM  
8,523 SQ FT



# Property Details

- End terraced industrial unit with large dedicated yard area
- Located close to Kirkcaldy town centre
- 792 SQ M (8,523 SQ FT)

## LOCATION:

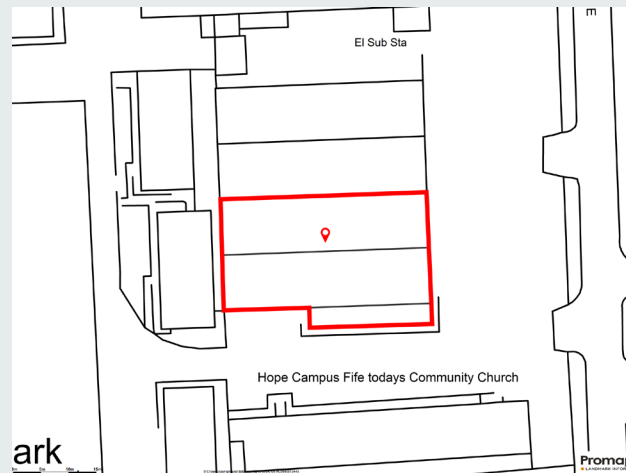
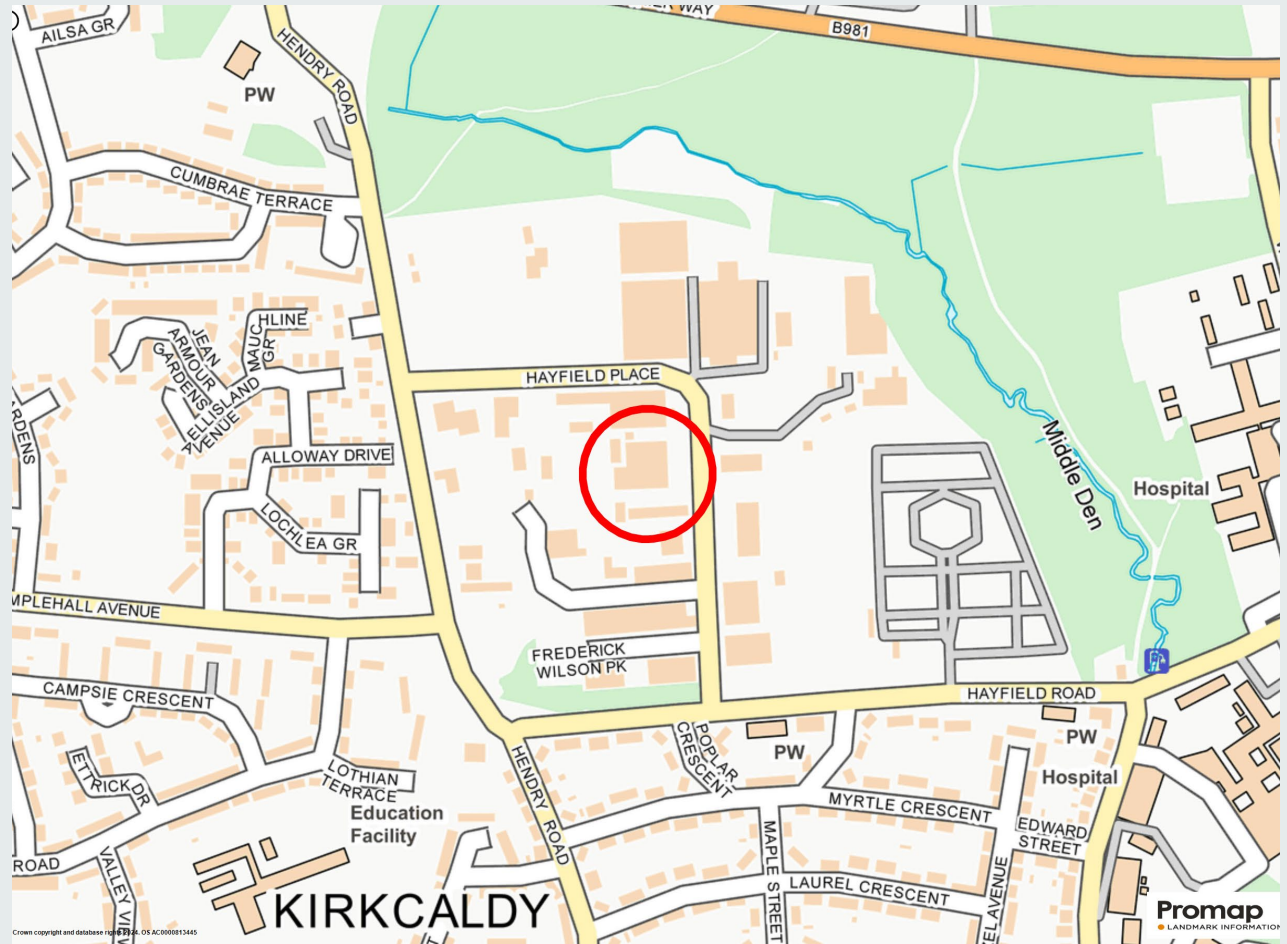
Kirkcaldy is one of the largest and most established towns in Fife. The subjects lie within Hayfield Industrial Estate, approximately 1.5 miles to the north of the town centre and approximately 2 miles from the A92 that in turn connects to the M90 and the Scottish motorway network.

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

## DESCRIPTION:

The subjects comprise a 2 bay end terraced industrial unit of brick construction benefitting from the following:

- Translucent roof panels
- Fluorescent tube lighting
- 3 phase power supply
- Toilet and shower facilities
- Tea preparation area
- Good quality office accommodation
- 2 x Roller shutter loading doors
- Large dedicated loading yard and parking area



# Property Details

## ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Unit 2 A & B	792	8,523

## ENERGY PERFORMANCE:

The subjects have an EPC rating of E (72). A copy of the Energy Performance Certificate is available on request.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £19,000 with rates payable of approximately £9,300 per annum.

## PROPOSAL:

The subjects are available to lease at a rental of £35,000 per annum plus VAT for a period to be agreed.

## LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the course of any transaction

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.



## Make an enquiry

Ian Davidson  
edinburghagency@dmhall.co.uk  
0131 624 6130

Lois Paterson  
fifeagency@dmhall.co.uk  
01383 604100

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**RICS**