

DM HALL

To Let

Industrial premises
with large yard

UNIT 3
HAYFIELD INDUSTRIAL
ESTATE
KIRKCALDY
KY2 5DJ



1,831 SQM
19,708 SQ FT

Property Details

- Standalone industrial unit
- Large dedicated yard area
- Located 5 minutes from the A92 and M90 Motorway
- 1,831 SQM (19,708 SQ FT)

LOCATION:

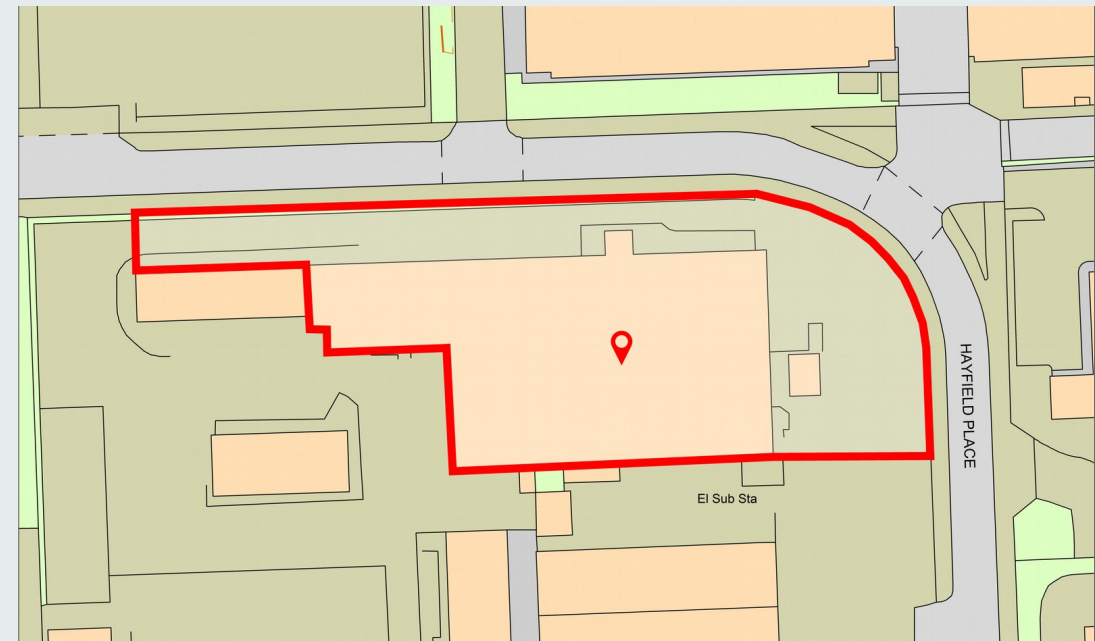
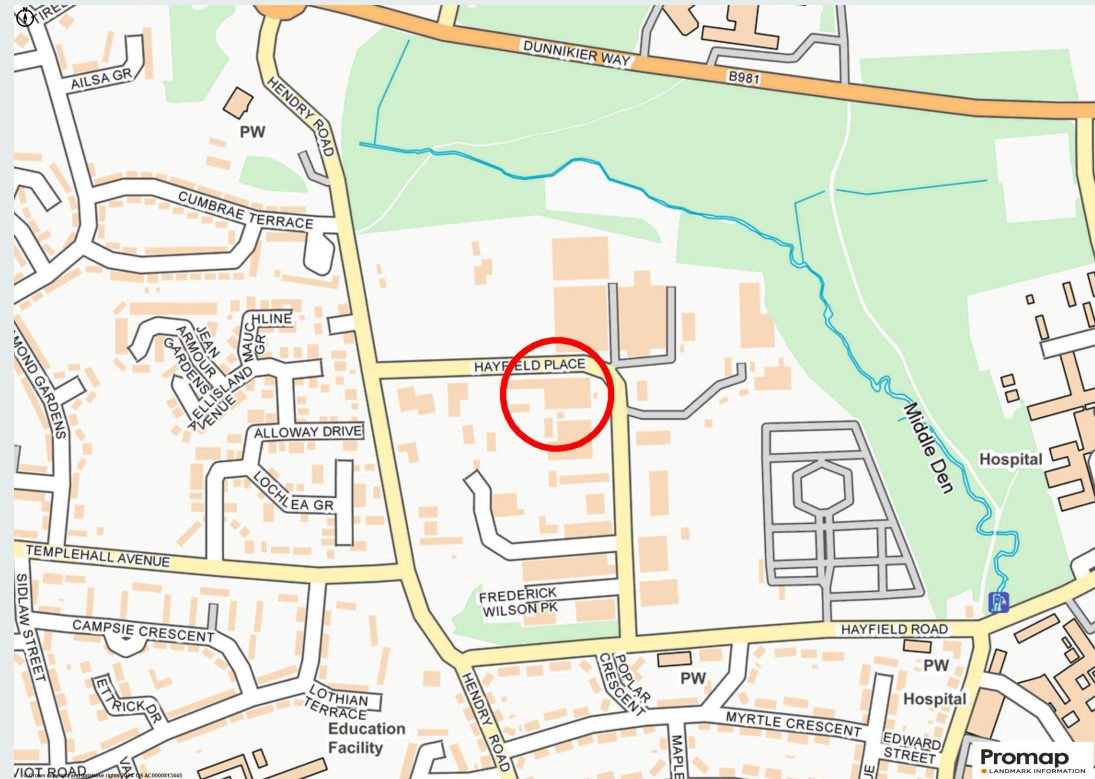
Kirkcaldy is one of the largest and most established towns in Fife. The subjects lie within Hayfield Industrial Estate, approximately 1.5 miles to the north of the town centre and approximately 2 miles from the A92 that in turn connects to the M90 and the Scottish motorway network.

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 an industrial unit benefitting from the following:

- Translucent roof panels
- Fluorescent tube lighting
- 3 phase power supply
- Minimum eaves height of approx 3.5 metres rising to 8.5 metres at apex
- Office accommodation
- 3 x roller shutter loading doors
- Large dedicated yard 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 3	1,831	19,708

ENERGY PERFORMANCE:

The subjects have an EPC rating of F (85). A copy of the Energy Performance Certificate (EPC) for the subjects is available upon 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:

Unit 3 is available on a new full repairing & insuring basis for a term to be agreed and a rental of £65,000 per annum.

Further information on lease terms is available from the letting agents.

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

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Lois Paterson
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