



UNITS 1+3 HAYFIELD PLACE, HAYFIELD INDUSTRIAL ESTATE, KIRKCALDY, KY2 5DH



UNITS 1+3

HAYFIELD PLACE

4,976 - 10,078 sq ft

Both units available together or separately

Excellent yard and car parking facilities

Central location near Kirkcaldy town centre

Located 5 minutes from the
A92 and M90 Motorway



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 modern end terrace industrial unit which benefits from excellent yard and car parking facilities.

The property is of steel frame construction which has been refurbished to a high standard and now benefits from the following specification:

- New fully insulated steel cladding and roof
- Glazed pedestrian access / trade counter entrance
- Separate vehicular access via an electric up and over door
- Translucent roof panels
- LED lighting
- 3 phase power supply
- Decorated throughout



ACCOMMODATION

Unit 1	474 sq m	5,102 sq ft
Unit 3	462 sq m	4,976 sq ft
Total	936 sq m	10,078 sq ft

The units are available together or separately



BUSINESS RATES

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

TERMS

The units are available immediately on a new Full Repairing & Insuring basis for a term to be agreed. The quoting rent for Unit 1 is £38,265 per annum and Unit 3 is £37,320 per annum plus VAT Further information on lease terms is available from the letting agents.

VAT

All rents will be subject to VAT.

VIEWING & FURTHER INFORMATION

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

Gregor Brown

E: gb@gmbrown.co.uk

T: 07717 447 897

Cameron Whyte

E: cameron.whyte@ryden.co.uk

T: 07789 003 148

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Ryden

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