

DM HALL

To Let

Industrial premises
with large yard

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



830 SQ M
8,931 SQ FT

Property Details

- End terrace industrial property with adjacent yard/car park
- Central location near Kirkcaldy Town Centre
- 830 sq m (8,931 sq ft)

LOCATION:

The subjects are located in Kirkcaldy, one of the largest and most established towns in Fife. Situated to the North of Kirkcaldy, the subjects sit approximately 2 miles from the A92 junctions that connect Kirkcaldy with Dunfermline and the M90.

Hayfield industrial estate is located approximately 1.5 miles from Kirkcaldy town centre and is one of the most prominent industrial estates in East Fife.

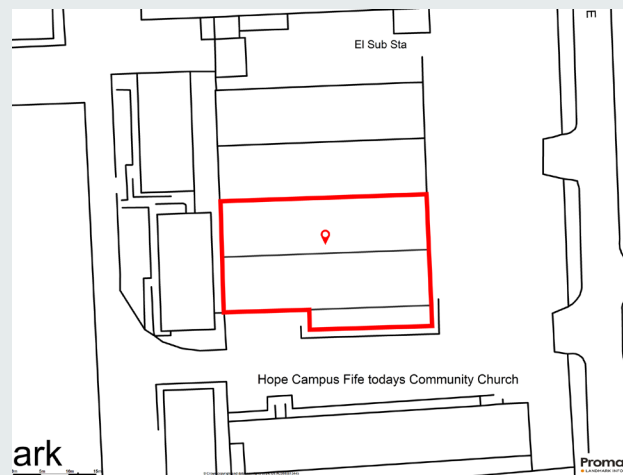
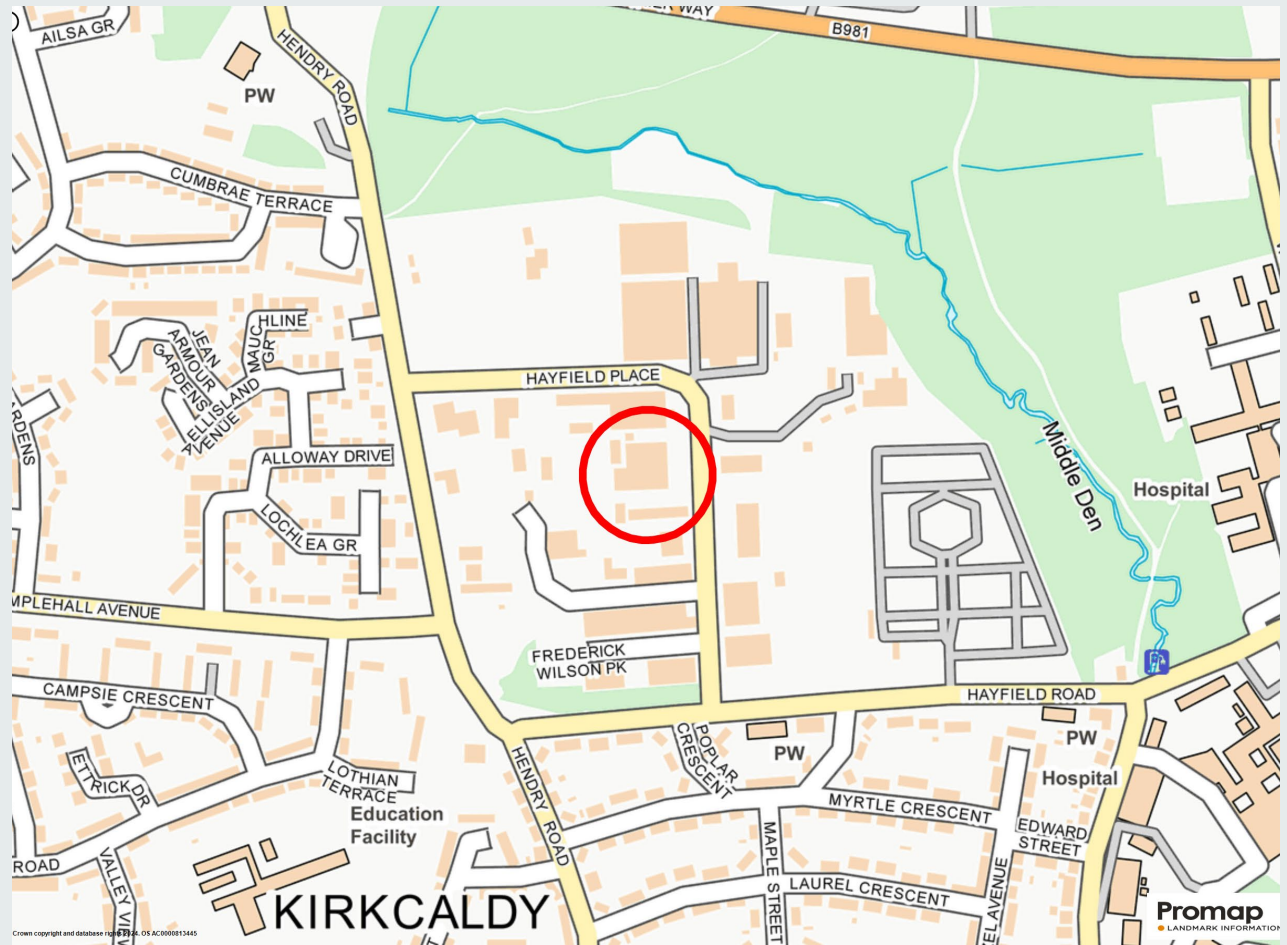
Nearby occupiers include Screwfix, Howden Joinery, Johnstone's Decorating Centre, Toolstation, Halfords, Plumb Centre, Rinus Roofing Supplies, Fife Council, Shell and Fife Group.

DESCRIPTION:

Units 2A & 2B comprise an end of terrace industrial unit with a large accompanying yard/car park to the front and side elevations extending to 0.32 Acres. The property is of steel frame with brick walls construction under a pitched roof.

Internally, the property benefits from the following:

- Translucent roof panels
- Fluorescent Strip lighting
- 3 phase power supply
- Gas supply
- Dedicated office
- 2 X vehicle access door



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	830	8,931

The premises can also potentially be sub divided into two, approximately 4,000 sq ft units.

ENERGY PERFORMANCE:

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 2 A&B are 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.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this 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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