

TO LET - INDUSTRIAL / TRADE COUNTER

UNIT 1

HAYFIELD INDUSTRIAL ESTATE, HAYFIELD PLACE, KIRKCALDY, KY2 5DH



KEY HIGHLIGHTS

- 5,102 sq ft
- Fully refurbished to a very high standard including new insulated panel roof
- Attractive shopfronts on front elevation
- Generous customer / staff parking
- Available Feb 25
- Unit 2 Let to Kingdom Tiles & Bathrooms & Unit 3 Let to Rinus Roofing Supplies
- Rear loading doors via large shared secure yard

SUMMARY

Available Size	5,102 sq ft
Rent	£35,714 per annum
Rates Payable	£12,848.40 per annum
Rateable Value	£25,800
Service Charge	£0.89 per sq ft
EPC Rating	Upon enquiry

DESCRIPTION

Modern end-terraced industrial / trade counter unit of steel portal frame construction with a pitched steel truss roof overlaid with newly installed insulated panels incorporating new light panels.

Externally the units have been over-clad with profile sheeting making an attractive modern finish.

Generous parking provided to the front.

LOCATION

Kirkcaldy is located approximately 30 miles south-west of Dundee and 25 miles north-east of Edinburgh within the Fife Local Authority Region.

More specifically the subject property is situated on the north side of Hayfield Place a short distance east of its junction with Hendry Road within the Hayfield Industrial Estate, Kirkcaldy's main trade hub.

Motorway access is provided via the A92 approximately two miles north-west which in turn connects with the M90 11 miles west.

The estate benefits from a good mix of national and local occupiers including Plumb Center, Johnstone's Decorating Centre, Screwfix, McConechys, Graeme Henderson Timber and Howdens.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	5,102	473.99	Available
Total	5,102	473.99	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897

gb@gmbrown.co.uk

G·M·BROWN