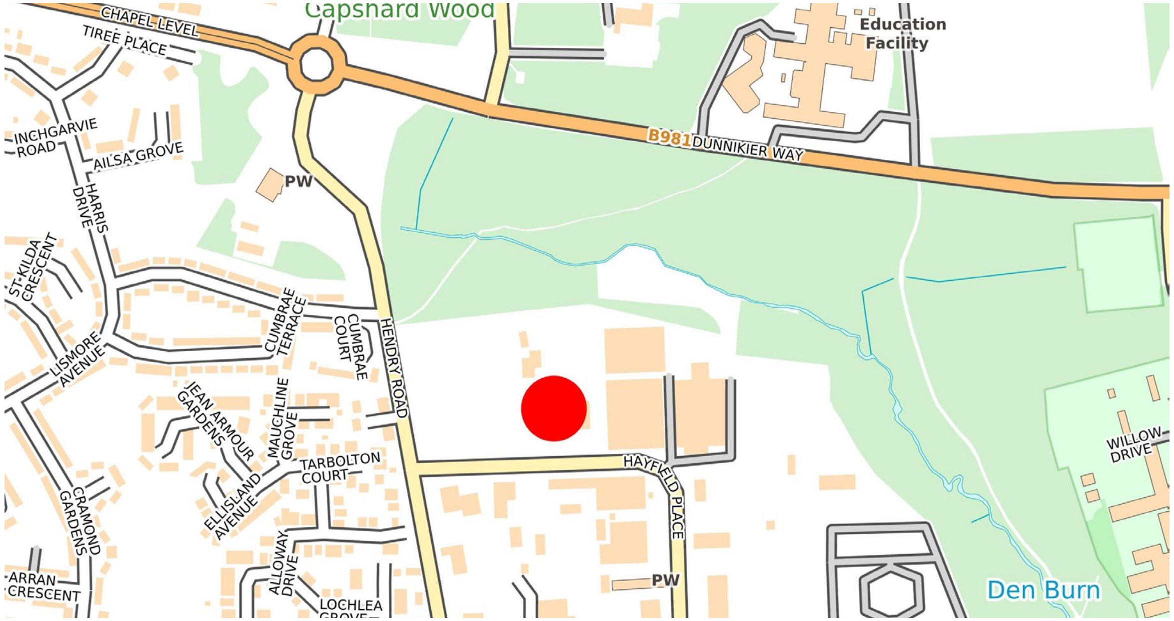
TO LET

GRAHAM SIBBALD

Unit 3 Hayfield Place, Hayfield Industrial Estate, Kirkcaldy, KY2 5DH

- Lease assignation
- New lease considered
- Modern industrial unit and secure yard
- GIA extends to 462.27 sq.m (4,976 sq.ft)



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, a well established industrial estate approximately 1.5 miles north of the town centre.

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

Motorway access is provided via the A92 approximately 2 miles north-west which in turn connects with the M90 11 miles west.

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DESCRIPTION

Hayfield Place comprises a modern 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 unit has been recently over-clad with profile sheeting making an attractive modern finish.

The property further benefits from a large secure hard standing yard to the rear.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Area basis:

Floor	Area (Sq.m)	Area (Sq.ft)
Ground Floor	462.27	4,976

LEASE DETAILS

Landlord	P & C P Partnership
Rent Per Annum	£33,600
Termination Date	30 January 2030
Rent Review	5 yearly (outstanding)
Repairing Obligation	January 2025

Whilst we are instructed to assign the existing leasehold interest, the landlord would consider granting a new lease subject to terms being agreed.

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £32,100.

LEGAL COSTS

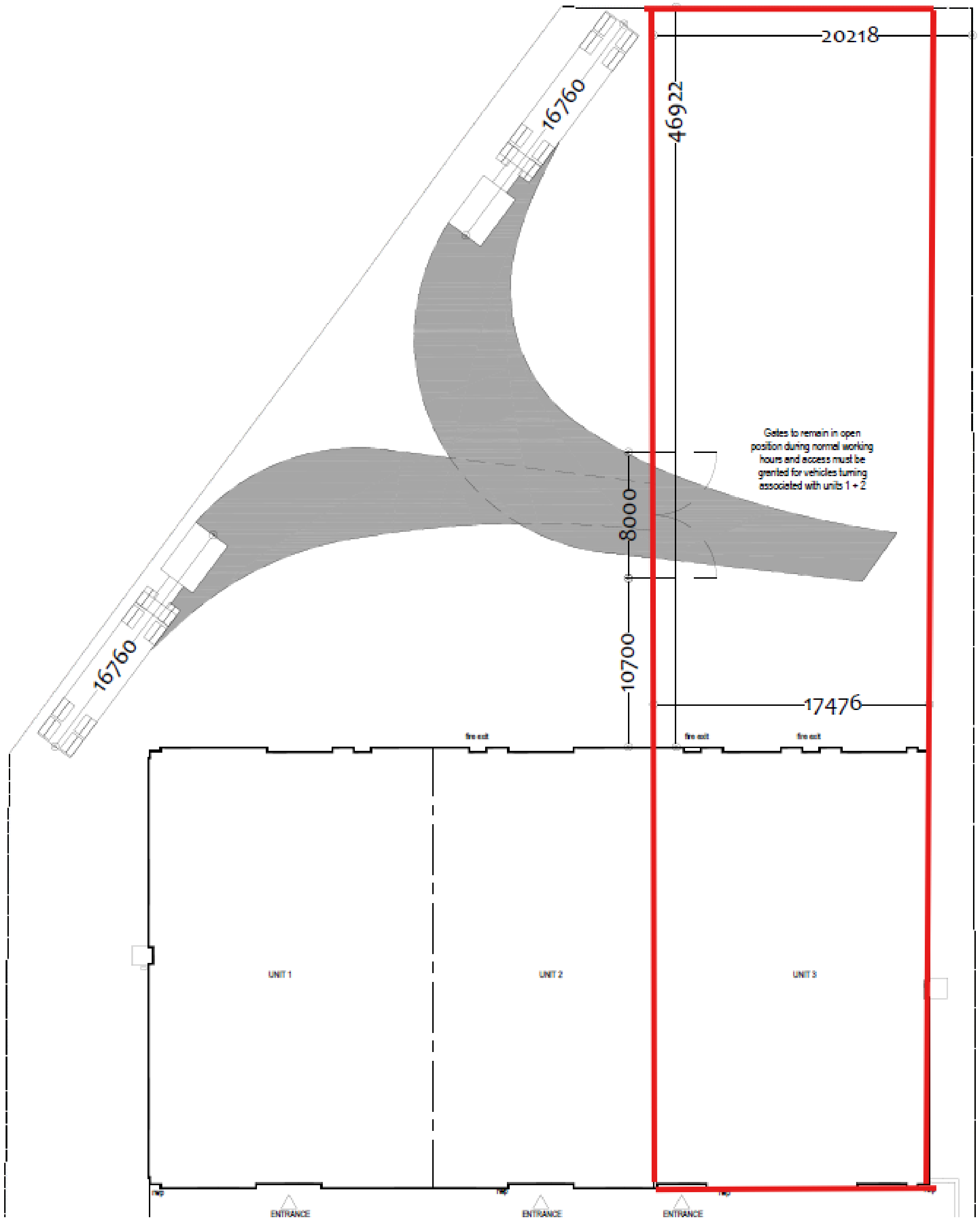
Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

Available upon request.

VIEWINGS

By appointment with the sole marketing agents.



To arrange a viewing please contact:

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.