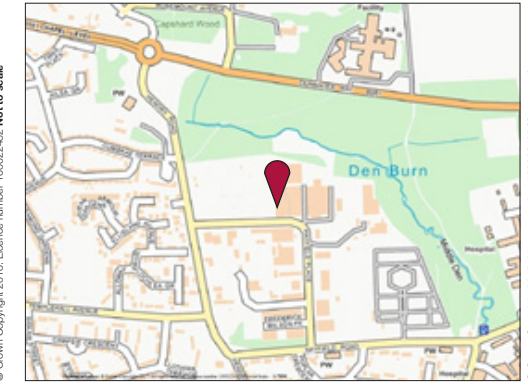
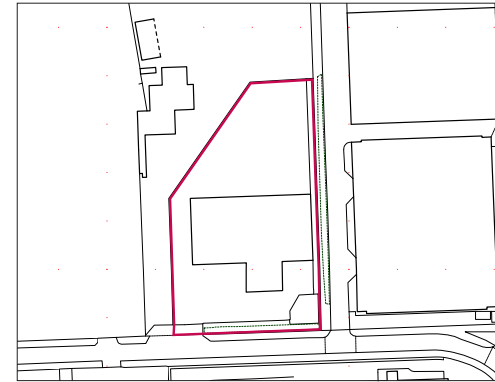




## HAYFIELD PLACE, HAYFIELD INDUSTRIAL ESTATE, KIRKCALDY, KY2 5DH

- fully refurbished industrial /trade-counter units
- available from 4,047 – 14,111 sq ft with 5.17 m eaves
- extensive customer/staff parking found to the front & large shared yard to the rear

# HAYFIELD PLACE, HAYFIELD INDUSTRIAL ESTATE, KIRKCALDY



## 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 best established industrial estate approximately 1.5 miles north of the town centre.

Motorway access is provided via the A92 approximately 2 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, Screwfix and Howdens.

## Description

Hayfield Place comprises newly formed industrial / trade counter units 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.

## Specification

The units have been finished to an excellent standard benefitting from;

- 3 phase power
- gas supply
- glazed shopfronts with personnel doors
- rear loading access via electrically operated shutters opening out onto a shared yard
- painted concrete floors
- new LED lighting units
- WC facilities
- customer and staff parking to the front of the units

## Accommodation

Unit 1	5,102 sq m
Unit 2	4,047 sq m
Unit 3	under offer

Please note that the units can be combined.  
The internal eaves height of 5.17m

## Terms

The units are available on FRI terms with quoting information available upon request

## Rateable Value

The subjects are in the process of being re-assessed for rates.

## VAT

The rent is subject to VAT.

## EPC Ratings

Available upon request.

## Viewing

By appointment through the sole agents, Gerald Eve LLP

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