

TO LET

DALKIN + CO

- NEW BUILD UNIT NEXT TO STEPHENS THE BAKERS
- FRONTAGE ONTO BUSY ARTERIAL ROAD



UNIT 2, GROVE BUSINESS PARK HAYFIELD PLACE, HAYFIELD INDUSTRIAL ESTATE KIRKCALDY KY2 5DH

**Suitable for class 4, 5 + 6 uses
Potentially rates free**

Ready for immediate occupation

Benefits from phase 3 power

**Shared car park with 25 spaces available and
coming soon 3 EV fast charging stations**

Location

Kirkcaldy with a population in excess of 51,000 people is located in Fife around 14 miles east of Dunfermline and 8 miles south of Glenrothes.

The town is located on the coast and is accessed easily from the A92.

Hayfield Place forms part of **HAYFIELD INDUSTRIAL ESTATE** which lies about a mile to the north of the town centre and is accessed from Hendry Road which is one of the main roads linking the town centre to the north and west side of Kirkcaldy.



Location

More specifically the subject property is located on the north side of Hayfield Place at its junction with Hendry Road. The unit is next door to the recently opened **STEPHENS THE BAKER**.

Other occupiers in the Estate include **HALFORDS AUTOCENTRE**; **REXEL ELECTRICAL + SITE SUPPLIES**; **KEEPSAFE STORAGE**; **KINGDOM BATHROOM + TILES**; **FIFE GROUP**; **SCREWFIX** + **HOWDENS**.

Description

The subjects comprise a single storey unit next to **STEPHENS**. The unit benefits from a shared car park for 25 cars and is visible from **HENDRY ROAD**.

The unit has just been built and has 2 large display windows providing excellent daylight into the unit. It benefits from phase 3 power supply.

Accommodation

The unit is 12.3m wide and 8.5m deep.

TOTAL FLOOR AREA 104.6 sqm (1,126 sqft) approx





Rateable Value

The subjects are still to be assessed but there is a possibility that the unit may be available rates free as the RV is likely to be below the £12,000 threshold so some ingoing tenants may be able to claim 100% rates relief under the Small Business Rates relief Scheme - details on request.

Rent

Offers over £15,000 per annum are invited.

Lease

The subjects are offered on a new FRI lease for a minimum period of 5 years.

Longer terms leases are available but will incorporate 5 yearly rent reviews.

Legal Costs

Both parties will pay their own legal costs.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

Available on request.

Anti Money Laundering

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.



Entry

Immediate entry is available.

Viewing & Further Information

By arrangement. Please contact the agent.

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