

HAYFIELD PLACE HAYFIELD INDUSTRIAL EST. KIRKCALDY



GERALDEVE

FOR SALE INDUSTRIAL PREMISES

1,515.91 sq m (16,317sqft)



Hayfield Place Hayfield Industrial Estate Kirkcaldy KY2 5DH

Standalone industrial premises on a secure site within the established and popular Hayfield Industrial Estate;

- open-plan warehouse accommodation with single storey office extension
- multiple level access vehicle points on both the front and rear elevations
- clear internal eaves height of 5.17 m
- total site area of 1.364 acres, low site coverage of 27%
- M90 motorway access via the A92 two miles north-west



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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.

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 and Graeme Henderson Timber

Description

The subjects comprise standalone industrial premises on a large secure site bound by palisade fencing. Generous yard space/parking is found to the front and rear and is a mixture of hard standing / softcore.

The subjects are of brick construction surmounted by a pitched roof clad in cement panels. Multiple level vehicle access points are found on the front and rear elevations via a mixture of steel roller shutters and sliding concertinas. Internally the warehouse accommodation is open-plan with an existing in-span showroom that can be easily removed should a prospective occupier not require. The warehouse is complete with male & female WC's.

A single storey flat roof office extension is found to the front providing cellular accommodation complete with male & female WC's and a kitchen tea prep.

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0141 221 6397
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Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal floor areas:

	sq m	sq ft
Warehouse	1305.26	14,050
Office/ancillary	162.61	1,750
Mezzanine	48.04	517
Total	1,515.91	16,317

The clear internal eaves height is 5.17 m rising to 9.95 m to the underside of the pitch.

The total site area is 1.364 acres / 0.551 hectares, low site coverage of 27%.

Asking Terms

Offers over £250,000 are invited for our clients heritable interest.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £31,600.

VAT – the property is elected for VAT.

EPC – available upon request

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown
gbrown@geraldve.com
Tel. 0141 227 2375

Chris Common
cccommon@geraldve.com
Tel. 0141 227 2365

Conditions under which these particulars are issued

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