

Colin Ely & Company

Chartered Surveyors



OFFICES TO LET

UNIT 1, HAYFIELD BUSINESS PARK

KIRKCALDY KY2 5DJ

LOCATION

The property is located in a prominent position at the entrance to the newly refurbished Hayfield Business Park, a complex of office and industrial / storage units within the popular Hayfield Industrial Estate approximately 1.5 miles north of the town centre

Kirkcaldy itself is one of the major towns in Fife, with a population of around 50,000 persons and a diverse local economy. The town has excellent road links via the A92 to the Scottish motorway network; and rails and bus links to Edinburgh.

DESCRIPTION

The premises comprise a single storey office building of brick and block construction under a pitched corrugated sheeted roof, with double glazed windows and doors.

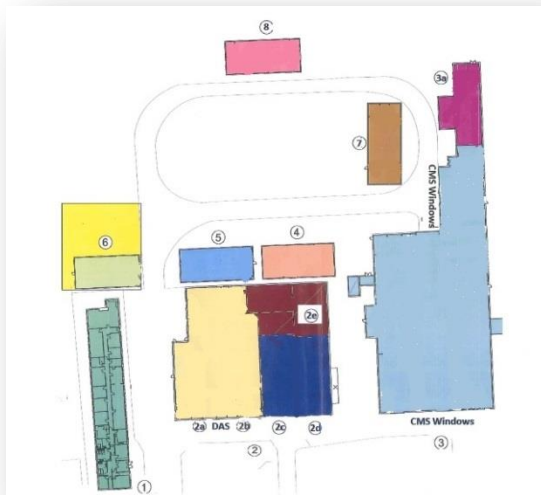
Internally the office accommodation has carpeted floors, painted wallpapered walls and ceilings, with fluorescent lighting and central heating. There are male and female toilets, and staff kitchen / restroom facilities provided.

The premises have around 15 allocated car parking spaces adjacent to the offices, with other parking available on site.

AVAILABLE ACCOMMODATION

From measurements taken on site we would calculate that the property has a net internal area of **3,368 sq.ft. (312.89 m²)**.

Depending on the sizes of suites required it may be possible to sub-divide the available space



RATEABLE VALUE

The property is currently not separately assessed. Any incoming occupier will have the right to appeal against any proposed entry.

EPC

An EPC has been commissioned and can be provided to interested parties..

LEASE TERMS

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of **£17,500 per annum**. Terms for individual units on application

ENTRY

By arrangement.

VIEWING AND FURTHER INFORMATION

On application to the sole letting agents:

Colin Ely & Company
Chartered Surveyors
40 St. Enoch Square
Glasgow G1 4DH

Tel: 0141 - 221 5233 e-mail:colin.ely@btconnect.com

PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: January 2016