randolph
trading estate
KIRKCALDY

UNITS 1&2

Industrial Units suitable for Trade Counter Operators

Available individually or combined

Accommodation	Sq Metres	Sq Feet
Unit 1	501	5,389
Unit 2	505	5,434
Total	10,832	1,006

Preliminary Details Available September 2026

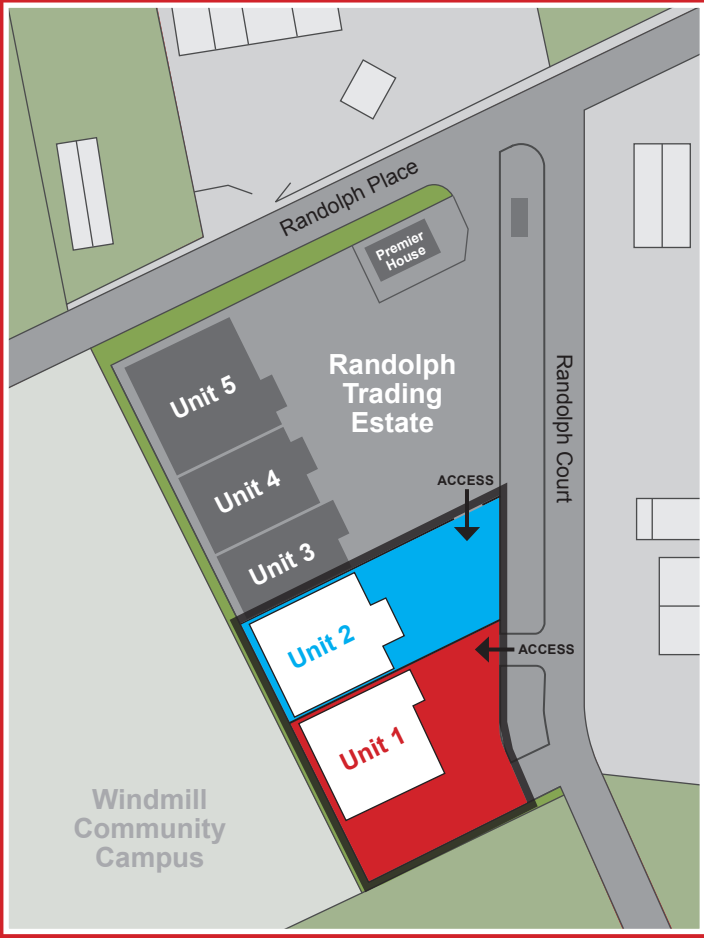
Overview

Randolph Trading Estate (RTE) is within an established commercial area known as Randolph Industrial Estate. RTE is located behind/adjacent to the Windmill Community Campus.

Occupiers include: Jewson, Stark Building Materials (both trading as George Boyd) and a CrossFit Gym.

Units One & Two:

- High eaves unit
- Dedicated yard if required
- Busy industrial estate
- Under refurbishment
- Offices
- WC
- Large roller shutter
- Three phase power
- Two entrances to estate
- Parking
- EPC 'A'
- Secure yards



Sat Nav: KY1 2YX

For more information please visit
www.randolphtradingestate.co.uk

Unit 2 Exclusive Access

High Eaves

Unit 1 Exclusive Access

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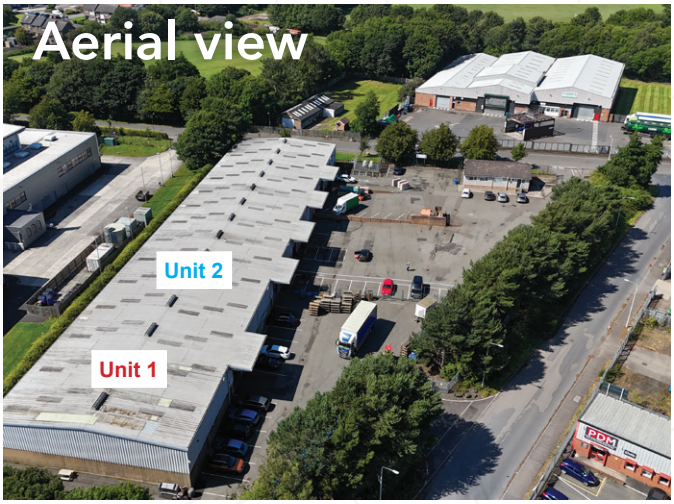
UNITS 1&2



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UNITS 1&2

Lease Terms

Leases are offered on full repairing leases.
Rents available upon request.

Service Charge & Insurance:
Each property will pay a share of the estates service charge, and insurance will be recharged to each tenant.

Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements.

Rates

Tenants will pay the rates on each unit.

Rateable Values for each property from April 2026:

- Unit 1 £18,000
- Unit 2 £19,500

Small Business Bonus

If you occupy an individual property with a rateable value of up to £19,999 and combined rateable value of £35,000 or less, you may qualify for relief. You must verify all verify all rates information yourself as the information may be subject to change.

Transport Links

Randolph Trading Estate offers easy access from the main arterial route in the area, the A92. RTE is only a few minutes drive away from this busy dual carriageway.

Directions

From the A92/A921 roundabout, take the A921/ Rosslyn Street turn-off for Kirkcaldy, then continue across the next roundabout on the A921. At the next roundabout turn left into Windmill Road, and then second left onto Randolph Place.

Randolph Trading Estate is located a few hundred metres on the right hand side.

EPC 'A'

Secure Yards

High Eaves

Offices & WC

Sole Agent

TELFORD
PROPERTY CONSULTANTS

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For more information please visit **www.randolphtradingestate.co.uk**

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