DALKIN + CO

TO LET

- 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.

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

DALKIN + CO

Location

More specifically the subject property is located on the north side of Hafield 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

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

DALKIN + CO

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.

Colin Dalkin
Dalkin + Co
M: 07766 203213
E: colin@dalkinandco.com
www.dalkinandco.com

DALKIN + CO
07766 203213
www.dalkinandco.com

October 2026

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.