



randolph  
trading estate

Kirkcaldy, Fife  
**KY1 2YX**

# UNIT 4

Modern Industrial Unit with  
High Eaves and Offices



Accommodation	Sq Metres	Sq Feet
UNIT 4	354	3,810

**Shared Secure Yard**

## 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.

### Features:

- Terraced high-eaves industrial unit
- Roller shutter
- Offices
- WCs
- Popular estate

The property at RTE gives frontage onto Randolph Road.

Randolph Industrial Estate  
Randolph Place  
Kirkcaldy  
Fife  
KY1 2YX



For more information please visit  
[www.randolphtradingestate.co.uk](http://www.randolphtradingestate.co.uk)



## Costs/Lease Terms

**Rent** - Based on a 5 year lease.  
£22,500 Per Annum exclusive (excluding VAT).

**EPC Rating** - The property has an EPC rating of 'C'.

**Rates** - Each tenant/occupier pays the rates on their own property. The RV (Rateable Value) for Unit 4 is £11,500.

Here is a link to the Assessors website:  
[www.saa.gov.uk](http://www.saa.gov.uk)

From April 2023, properties with rateable values of £12,000 or less will not pay rates (assuming it is your only business property). More information on Rateable Values and their calculation at:  
[www.mygov.scot/business-rates-calculator](http://www.mygov.scot/business-rates-calculator) and  
[www.saa.gov.uk](http://www.saa.gov.uk).

Enquirers should satisfy themselves in relation to planning, rates and other statutory requirements. Leases are offered on full repairing and insuring terms.

Grant Assistance via Business Gateway may be available for some occupiers. For more information visit: [www.businessgatewayfife.com/regional-selective-assistance](http://www.businessgatewayfife.com/regional-selective-assistance)



## 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.



### Joint Agents

**DM HALL**  
CHARTERED SURVEYORS

Contact: Lois Paterson  
T: 0131 604100 • M: 07721 449437  
E: [lois.paterson@dmhall.co.uk](mailto:lois.paterson@dmhall.co.uk)  
27 Canmore Street, Dumfermline KY12 7NU

[www.dmhall.co.uk](http://www.dmhall.co.uk)

**T TELFORD**  
PROPERTY CONSULTANTS

Contact: Roger Telford  
T: 0131 344 4197 • M: 07917 558449  
E: [roger@telfordproperty.com](mailto:roger@telfordproperty.com)  
45 Frederick Street (1st Floor), Edinburgh EH2 1EP

[www.telfordproperty.com](http://www.telfordproperty.com)

For more information please visit [www.randolphtradingestate.co.uk](http://www.randolphtradingestate.co.uk)

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