

Unit 1
Pre Let to
Tesco Express

DM HALL



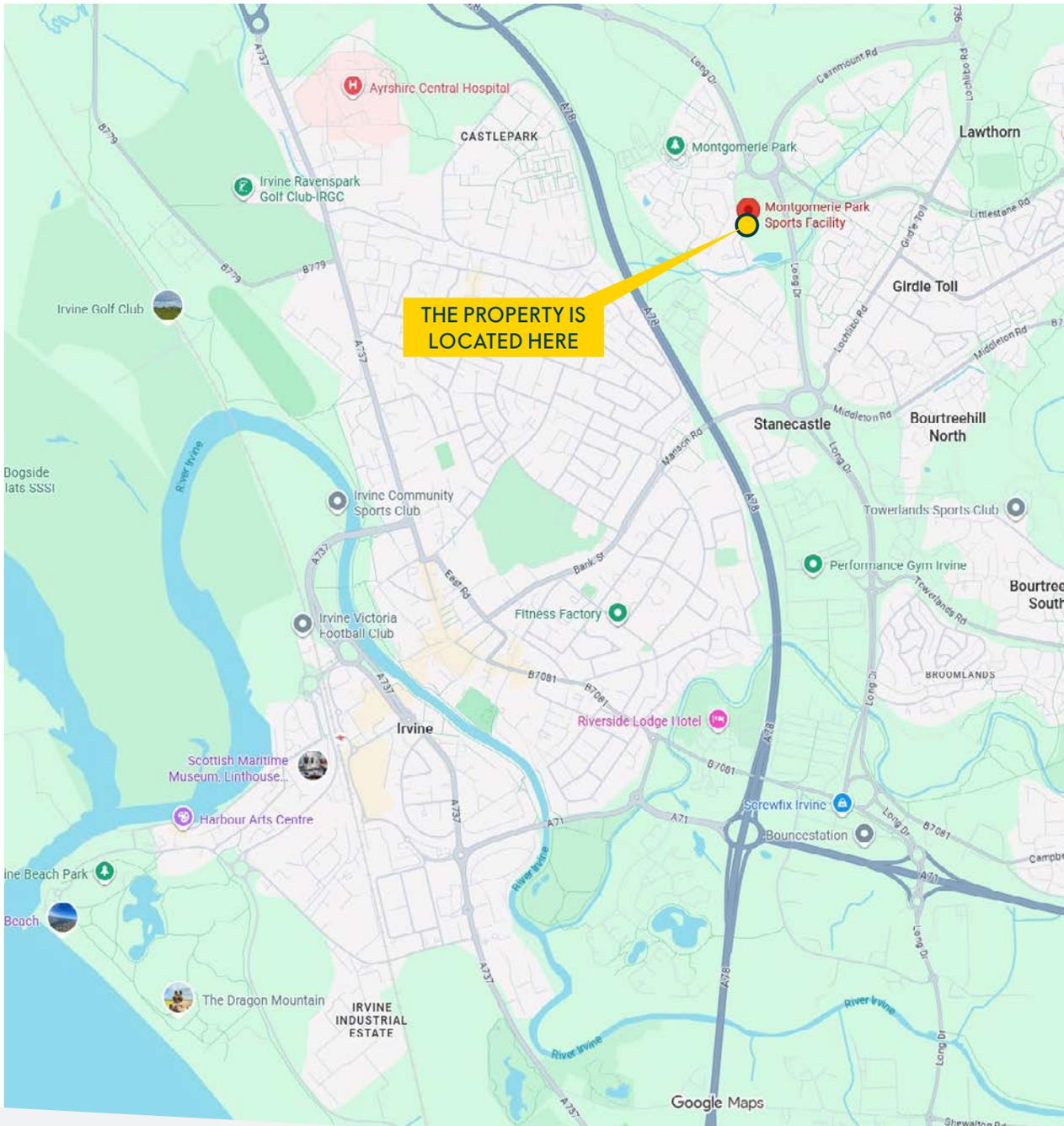
TO LET

NEW COMMERCIAL & RETAIL UNITS

MONTGOMERIE PARK • IRVINE • KA11 2FH

UNITS AVAILABLE FROM 70SQM (750SQFT)

DM HALL LLP ELDO HOUSE, MONKTON ROAD, PRESTWICK, KA9 2PB



THE PROPERTY IS
LOCATED HERE

- Expanding residential location in Irvine
- 450+ new homes planned for Montgomery Park
- Anchor letting with Tesco Express
- On site car park, electric vehicle charging and post/delivery boxes
- Potential for variety of uses including hot food
- Units available from 70sqm (750sqft)

LOCATION

Montgomery Park is a new and expanding residential locality to the north east of Irvine, accessed off Hill Roundabout, Long Drive and the A736, with immediate road access north to Glasgow and Renfrewshire.

The neighbourhood parade will serve 1,000 immediate homes with 500+ homes already and a further 500+ mixed private and social homes planned, with construction ongoing, and a further 300 homes planned on a site to the north of Hill Roundabout. The recently built Montgomery Primary School lies adjacent to the parade with a BP filling station, nearby.

Irvine is the administrative capital of the North Ayrshire region, positioned around 33 miles southwest of Glasgow, and has population of around 34,000 persons. Irvine is a popular commuter town for Glasgow and other large Ayrshire towns such as Kilmarnock and Ayr, lying at the convergence of the A736, A71 and A78 road routes. Irvine railway station, a short drive from Montgomery Park, offers regular and fast services to Ayr and Glasgow.

DESCRIPTION

Units in the Montgomerie Park neighbourhood hub will be available from Summer 2026, and will be anchored by Tesco Express with pre-lets agreed on others including a to a pharmacy. The development will have good on site car park and other services including with electric vehicle charge points and postal/delivery lockers.

Units are available for a variety of uses, including:

- Retail
- Offices or Professional Services
- Bakery
- Coffee shop/cafe
- Dentist/Surgery/Vets Practice
- Estate agents
- Health and wellbeing
- Hot food takeaway
- Restaurant
- Dry Cleaners

Units are available from 70 sqm (750 sqft) with sizes available to suit individual requirements.

TERMS

The units are available on new full repairing and insuring leases for a minimum 10 year lease term.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

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PROPERTY REF: WSATBC

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VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:

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