

To Let

11A, B & C TARBOLTON ROAD • MONKTON • KA9 2RR
UNITS FROM 3,099 SQM (33,358 SQFT) TO 11,511 SQM (123,905 SQFT)

WAREHOUSE/ WORKSHOP BUILDINGS

- Strategic location next to Glasgow Prestwick Airport
- Close to the A(M)77 with a 40-minute drive time to Glasgow
- Three, linked engineering workshop/warehouse buildings
- 6m eaves with a majority 8.7m internal clearance height
- Cranes with mixed capacity in each unit
- Potential to split into three lettable buildings
- On site car parking and gated security
- Units from 3,099 sqm (33,358 sqft) to 11,511 sqm (123,905 sqft)



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Property Details

LOCATION

The property lies within the Prestwick Aerospace Park, with occupiers including Prestwick Aerospace, Boeing, BAE Systems and Precision Tooling.

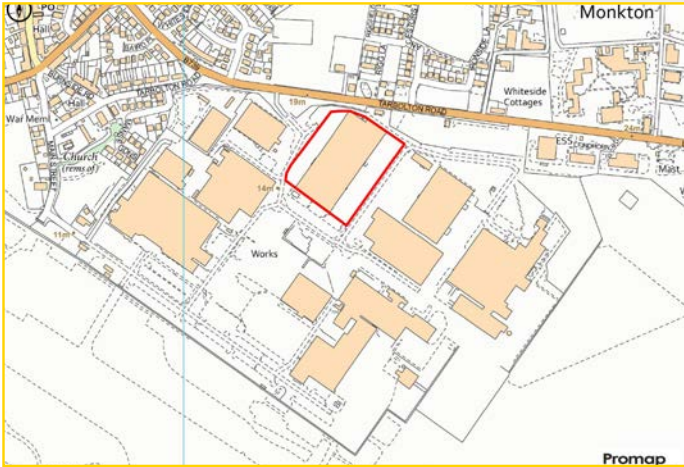
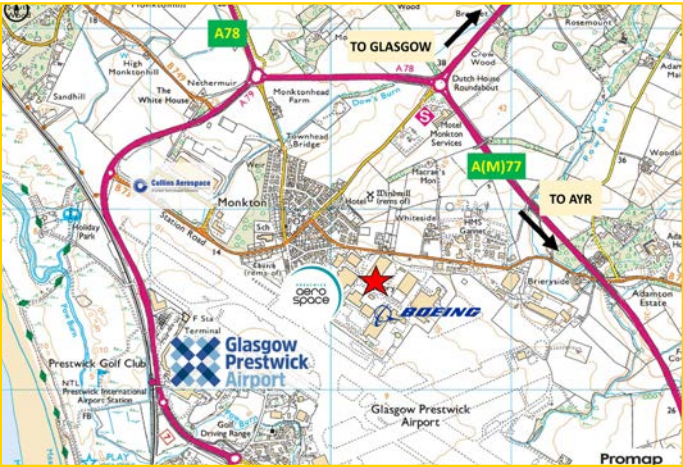
The locality has excellent connectivity and transport infrastructure, lying on the northern outskirts of Glasgow Prestwick Airport, an international cargo airport, handling aircraft of all sizes.

Glasgow Prestwick Airport has a railway station with fast and regular passenger services to Ayr and Glasgow, together with freight links.

There are two seaports within 5 miles of the location, in Ayr and in Troon, with a freight port in Greenock.

The A(M)77 lies to the north of Monkton, at its convergence with the A78, connecting on to the motorway network and offering the following drive times:

Location	Distance	Time
Glasgow Prestwick Airport	2 miles	5 minutes
Ayr	8 miles	15 minutes
Glasgow	33 miles	40 minutes
Eurocentral	44 miles	49 minutes
Greenock	52 miles	66 minutes



Property Details

DESCRIPTION

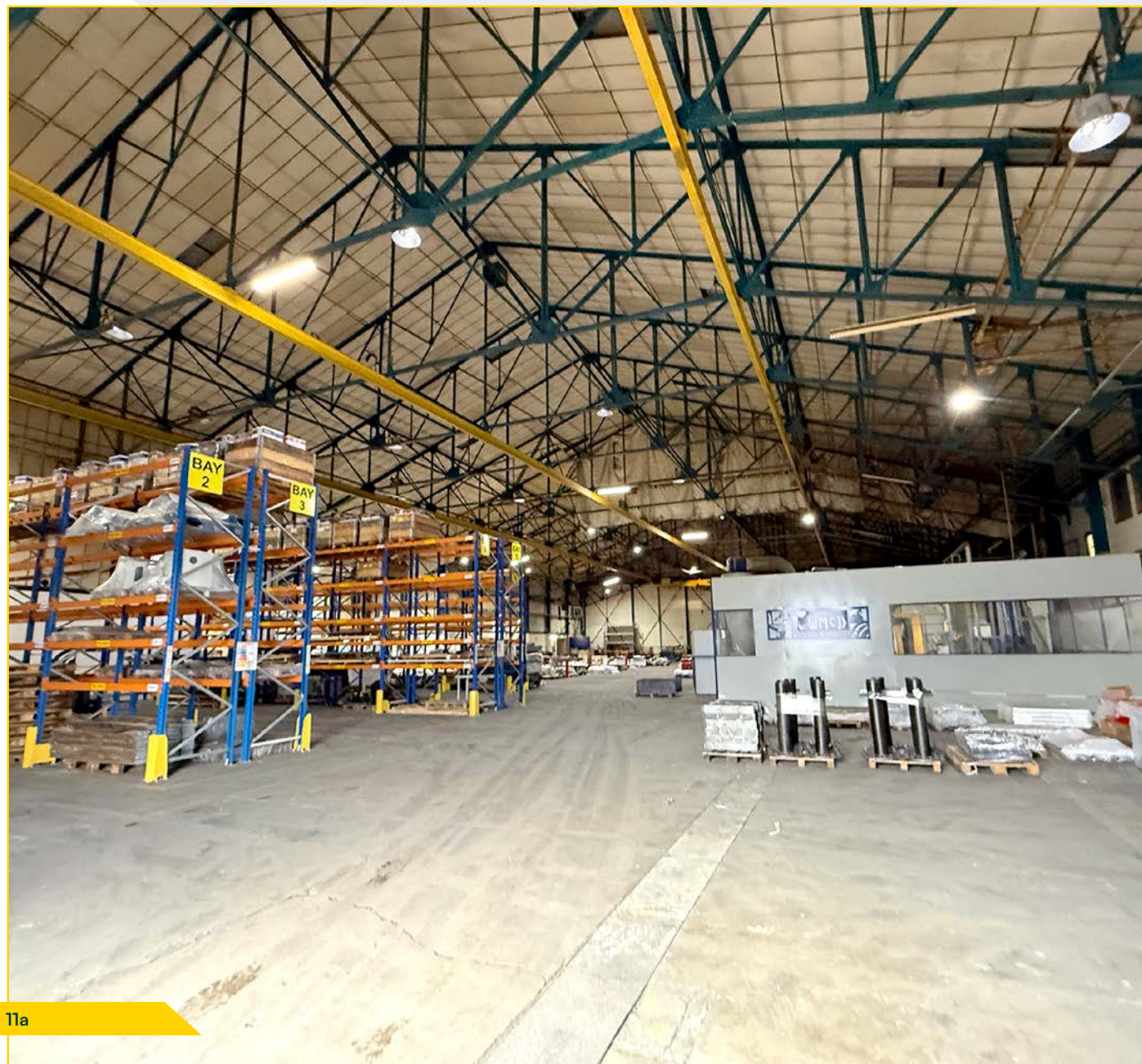
11A, B & C Tarbolton Road, comprises of three, linked former hangar buildings suitable for engineering, workshop and warehousing uses, with potential to be split into two individual units, offering:

- Private on-site car parking
- Gated security entry with separate service access
- Large tarmac surfaced yard area
- Front and rear vehicle entry doors with speed doors to the east elevation
- 6m eaves to 8.7m internal clearance height
- Modern offices with boardroom and training suite
- Welfare facilities including a canteen
- Gas fired heaters
- Minimum 400kva supply
- LED lighting

FLOOR AREA

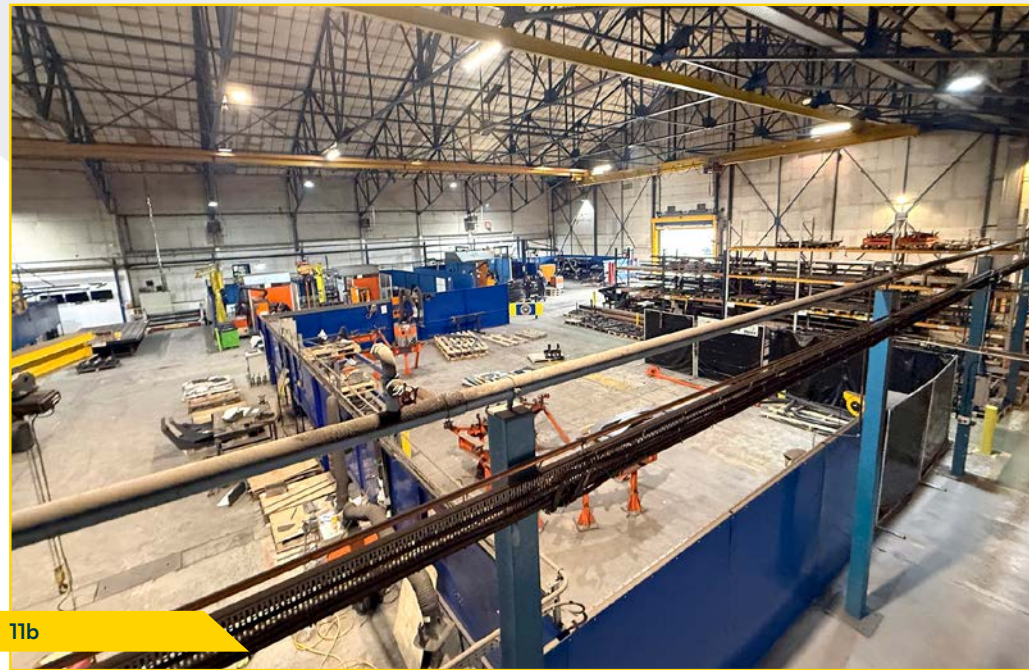
The three buildings extend to the following gross internal floor areas:

Building	SQ M	SQ F
11a Tarbolton Road:	3,099	33,358
11b Tarbolton Road	3,742	40,279
11c Tarbolton Road	4,670	50,268





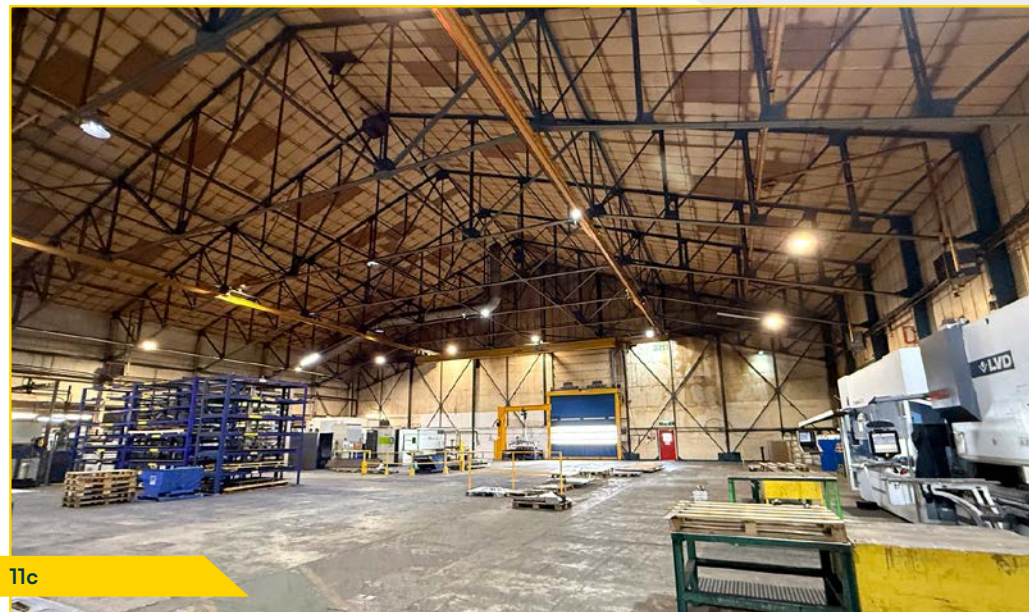
11b



11b



11c



11c

Property Details

Total: 11,511 123,905

RATING

The rateable value is £191,000 and reassessment will be required on the property if sub-divided.

TERMS

The property is available for a minimum term of five years on full repairing and insuring terms.

Rent and service charge details are available upon request.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the Tenant responsible for LBTT and registration dues.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Boardroom



Office





VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agent.

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