

# DM HALL

## To Let

### Industrial Unit & Yard

10 Kyle Road,  
Irvine, KA12 8JU



2,076 sq m  
(22,346 sq ft)

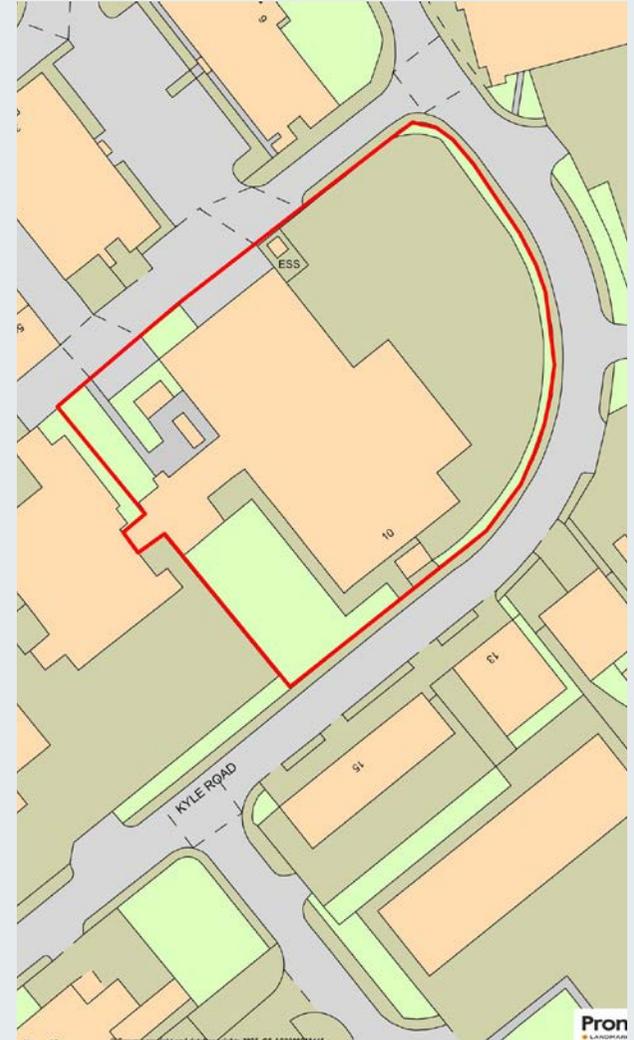
# Property Details

- Established industrial location to the south of Irvine
- Detached engineering workshop with surfaced private yard
- 8.7m eaves height with 10 tonne capacity crane
- Gross Internal Area 2,076 sq.m (22,346 sq.ft)
- 0.5 hectare (1.25 acre) site
- Rent £55,000 per annum

## LOCATION

The property occupies a prominent corner position Kyle Road at its junction with Ailsa Road, in the established Irvine Industrial Estate around two miles south of Irvine town centre and a short distance west of the A78 dual carriageway. The A78 extends north to Greenock and south to Prestwick and Ayr, with a connection to the A71 that extends east to Kilmarnock (7 miles) and onwards to Glasgow via the A/M77.

Irvine is the administrative capital of the North Ayrshire region, around 30 miles southwest of Glasgow and has a population of around 36,000 persons.



# Property Details

## DESCRIPTION

10 Kyle Road is a detached engineering workshop property that has a main workshop with vehicular access, an 8.7m clearance height and has the benefit of a 10-tonne overhead crane. The workshop extends into a lean-to projection, with a single storey office/ancillary block containing a reception area, a variety of private offices, kitchen and toilet facilities.

The property has a secure, private yard that is tarmac surfaced.

## AREAS

The workshop extends to the following gross internal floor areas:

| Floor                | sq m         | sq ft         |
|----------------------|--------------|---------------|
| Main Workshop (8.7m) | 1,439        | 15,489        |
| Mezzanine Floor      | 187          | 2,013         |
| Side Extension       | 185          | 1,991         |
| Office/Ancillary     | 204          | 2,196         |
| Outbuildings         | 61           | 657           |
| <b>Total</b>         | <b>2,076</b> | <b>22,346</b> |

The site extends to a total area of 0.50 hectares (1.25 acres), or thereby.

## RATING

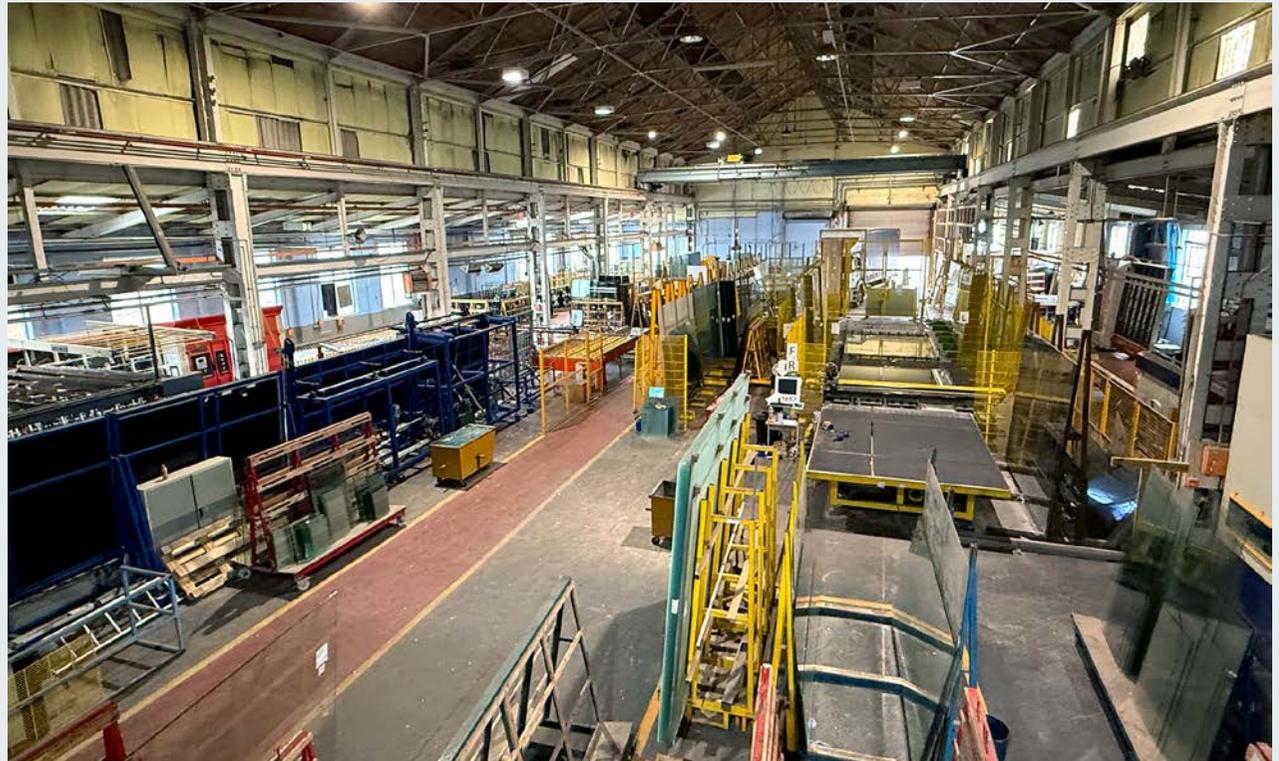
The Rateable Value is £46,900.

## RENT

Rental offers of £55,000 per annum are invited.

## EPC

EPC available upon request.



# Property Details

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration costs.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent.

## 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.



## Make an enquiry

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**DM HALL**



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