

TO LET / FOR SALE

WAREHOUSE / INDUSTRIAL UNIT WITH OFFICES

23,089 SQ FT
(2,145 SQ M)



Popular commercial location



Ready for occupation

18-20 YORK STREET

NORTH HARBOUR INDUSTRIAL ESTATE AYR KA8 8DQ

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LOCATION
Ayr is the principal town in South Ayrshire, located approximately 37 miles (60km) to the south-west of Glasgow and accessed via the M77 (A77). The drive time to the nearby Prestwick Airport is under 20 minutes, either via the A79 (Prestwick Road/Ayr Road) or the A77.

The property is located on York Street within the North Harbour industrial area, a ¼ of-a-mile to the north of the town centre and within easy reach of the major traffic routes linking Ayr with its neighbouring towns, the motorway network and wider Central Belt.



DESCRIPTION
Substantial warehouse premises of steel portal frame construction with clad metal roof incorporating light panels allowing for excellent levels of natural daylight.

ACCOMMODATION
We have measured the property in accordance with RICS Code of Measuring Practice and calculate a gross internal floor area of 23,089 sq ft (2,145 sq m).



2 X VEHICLE ACCESS
DOORS



2 STOREY OFFICES,
STAFF WELFARE
FACILITIES & WCS



PARKING TO
THE FRONT



LED LIGHTS
FOUND
THROUGHOUT



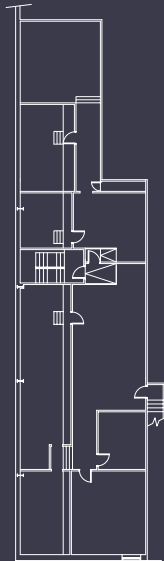
INTERNAL EAVES
HEIGHT OF 6.2M



MAINS SUPPLIES
GAS, WATER AND
ELECTRICITY (3 PHASE)



FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

ASKING TERMS

The subjects are available on FRI terms at a rent of £95,000 per annum.

Alternatively our client will consider disposing of their heritable interest with quoting information available on request.

ENERGY PERFORMANCE CERTIFICATION

Available upon request.

LOCAL AUTHORITY RATES

Unit 18	RV £32,100	Payable £15,985.80
Unit 20	RV £53,750	Payable £29,293.75

LEGAL COSTS

Each party will bear their own legal costs, with the ingoing purchaser / tenant(s) responsible for registration fees and, if applicable any Land & Buildings Transaction Tax.

VAT

Rent and other charges are subject to VAT at the prevailing rate.

VIEWING AND FURTHER INFORMATION

For viewings or further information, please contact

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