

DM HALL

To Let

**Workshop
& Offices**

**6 Kyle Road, Irvine,
KA12 8JS**



**516 sq m
(5,554 sq ft)**

Property Details

- Established industrial location in Irvine
- Detached industrial property with workshop and offices
- Gross floor area 516 sqm (5,554 sqft)
- Total site area of 0.18 hectares (0.44 acres)
- On site car parking with 12 spaces
- 20% rates relief available
- **Rent £16,000 per annum.**

LOCATION

Kyle Road is the main road route running through the established Irvine Industrial Estate, to the south of Irvine town centre and a short drive from the A78.

Irvine is in the North Ayrshire region, around 35 miles south west of Glasgow with a 55 minute drive time. The nearby A78 and A71 roads provide ready access to Kilwinning, Prestwick, Ayr and Kilmarnock. Irvine railway station, with regular services to Glasgow and Ayr, is a 15-minute walk from the property.



Property Details

DESCRIPTION

6 Kyle Road is a detached single storey industrial property of brick construction with a flat roof.

The property is rectangular in shape with a cellular layout offering potential for a variety of uses, with front facing offices and welfare accommodation, and an open plan workshop to the rear having a floor to ceiling height of 3.87m and a minimum clearance height of 3.46m.

There is private parking in front of the property with 12 car spaces, and a side yard with landscaping to the rear of the property. The site extends to 0.18 hectares (0.44 acres), or thereby.

Indicative layout plans and an OS site plan are provided.

AREAS

The gross internal floor area is 516 sqm (5,554 sqft) or thereby, excluding a rear boiler room, with the workshop accounting for 247 sqm (2,659sqft).

RATING

The rateable value is £15,100 and the property qualifies for 20% rates relief via the Small Business Bonus Scheme, subject to occupier status. Rates payable are around £6,000 per annum, subject to status.

EPC

EPC available upon application.

RENT

Rental offers of £16,000 per annum are sought for a new full repairing and insuring lease of negotiable length.

LEGAL COSTS

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



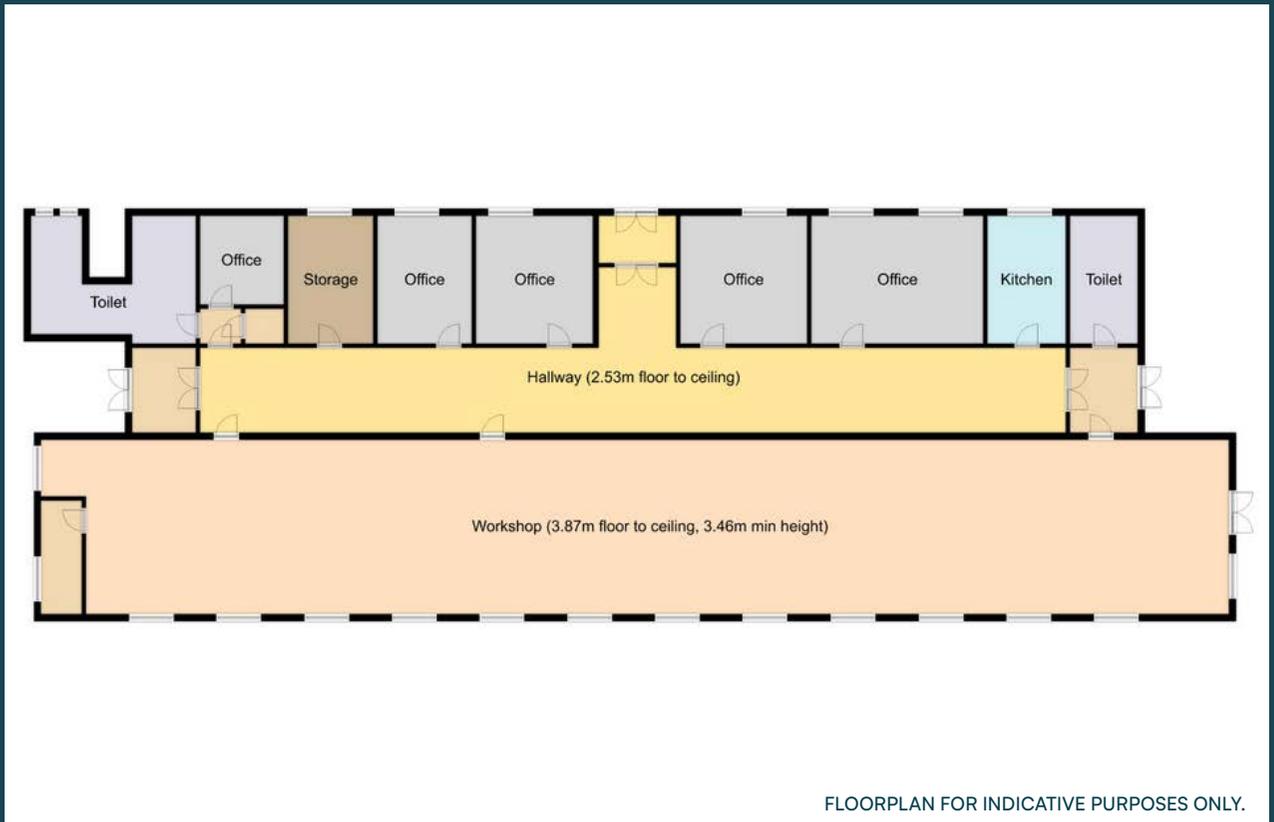
Property Details

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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

Anthony Zdanowicz
07768 031297
anthonyz@dmhall.co.uk

DM Hall Commercial Department
Eldo House, Monkton Road
Prestwick, KA9 2PB
01292 268055



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