DM HALL

# To Let

## Competitively Priced Workshops



## Caledonia House, Longford Avenue, Kilwinning KA13 6EX

174.75 to 1,556.13 sq m
(1,881 to 16,750 sq ft)

- Established industrial location in Kilwinning
- Nearby access on/off the A78 dual carriageway
- Substantial industrial warehouse property
- Units of varying size from 175 sqm (1881 sqft) to 1,556 sqm (16,750 sqft)
- 100% rates relief available on most units
- Rents from £500 plus VAT

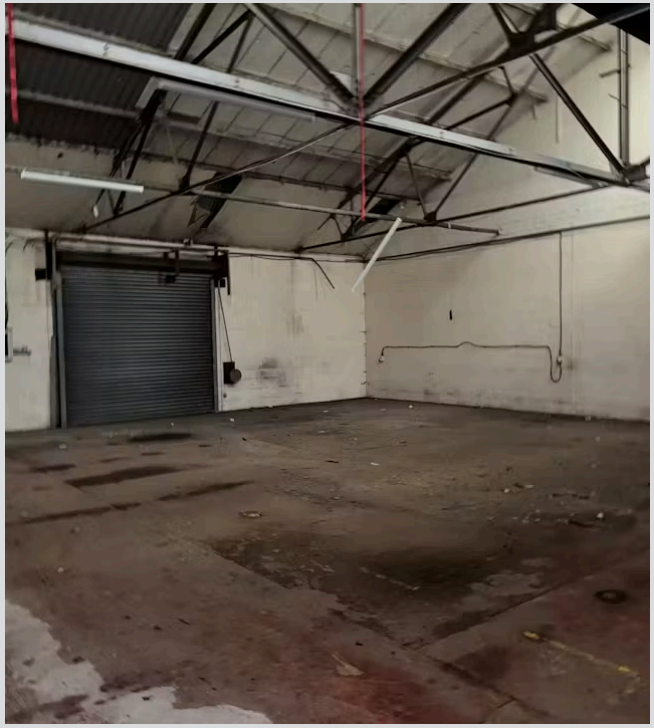
## LOCATION

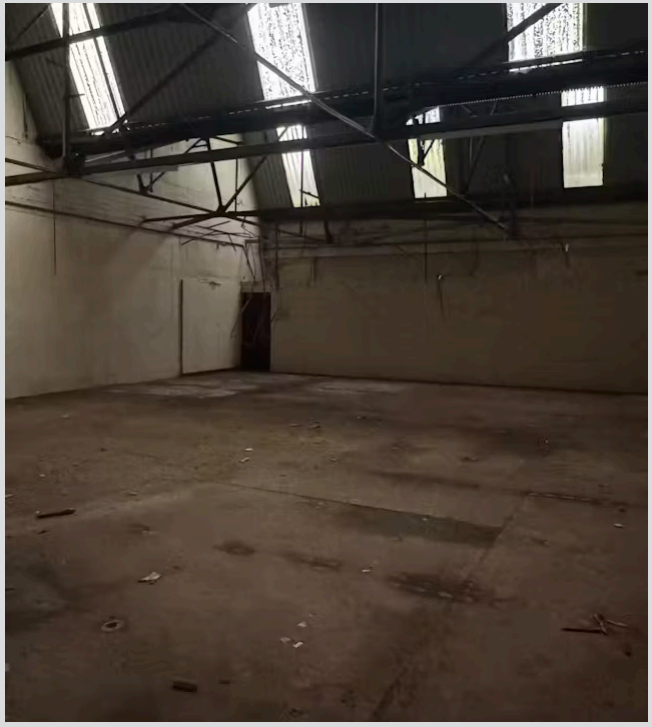
Caledonia House, is located on Longford Avenue in the Nethermains industrial area of Kilwinning around one mile south of Kilwinning town centre and immediately north of an on/off junction on to the A78 dual carriageway.

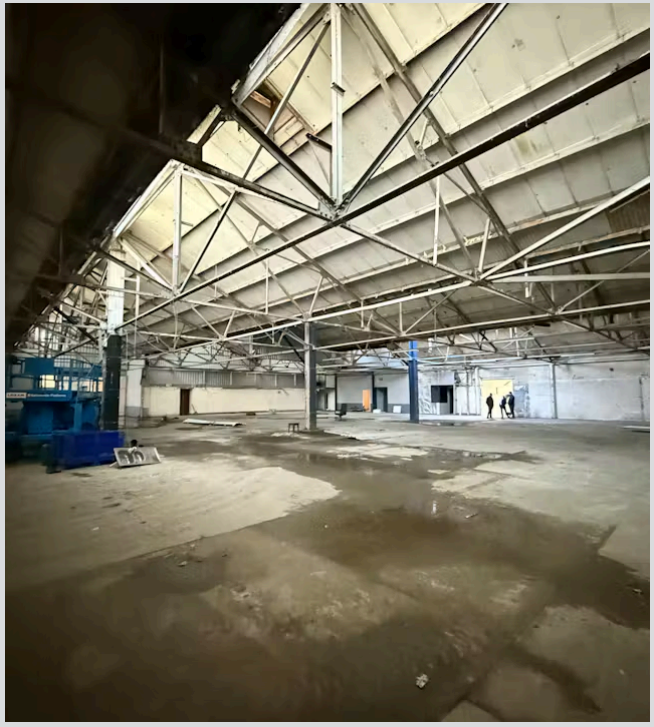
Kilwinning is in the North Ayrshire region around 25 miles south west of Glasgow. Kilwinning railway station, a 15 minute walk from the property, offers regular and fast rail services to Glasgow, Ayr and Largs. The town is well connected to the road network lying at the junction of the A78and A737 with nearby access on to the A71 and A/M77, offering the following drive times:

Irvine (A78); 5 miles (9 minutes)
Stevenston (A78); 5 miles (9 minutes)
Kilmarnock (A78/A71); 10 miles (20 minutes)
Ayr (A78/A77); 18 miles (26 minutes)
Glasgow (A737/M8); 29 miles (50 minutes)









## DESCRIPTION

Caledonia House is a substantial industrial warehouse and office property, extending to a total area of 82,000sqft, and has been split to form a series of workshops of varying size some with private vehicle entry doors and some with shared access via a central pend. The internal minimum clearance height is 3.65m (12ft).

Most properties in Caledonia House qualify for 100% rates relief via the Small Business Bonus Scheme, subject to application and occupier status.

Flexible terms are available on competitive rents.

Service charges and insurance is payable, details on application

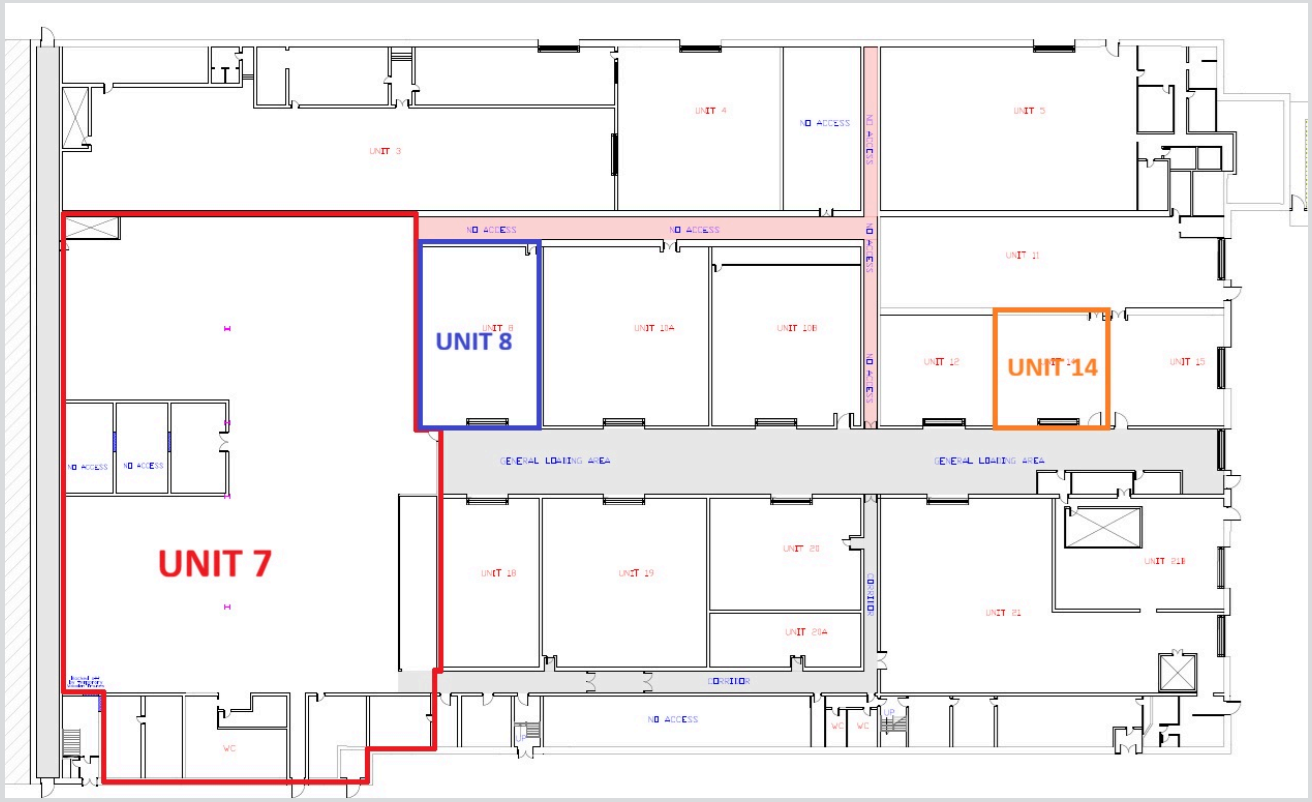
The prices quoted are exclusive of VAT, which does apply.

## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party to bear their own costs



## FLOOR AREA

The accommodation comprises the following areas:

| Name | sq ft | sq m | Tenure | Rent | Rates Payable |
|---|---|---|---|---|---|
| Unit - UNIT 7 - Large warehouse with vehicle access | 16,750 | 1,556.13 | To Let | £2,500 /month | On Application |
| Ground - UNIT 8 - Pend accessed workshop with vehicle door | 1,881 | 174.75 | To Let | £500 /month | On Application |
| **Total** | **18,631** | **1,730.88** | | | |

## VAT
Applicable

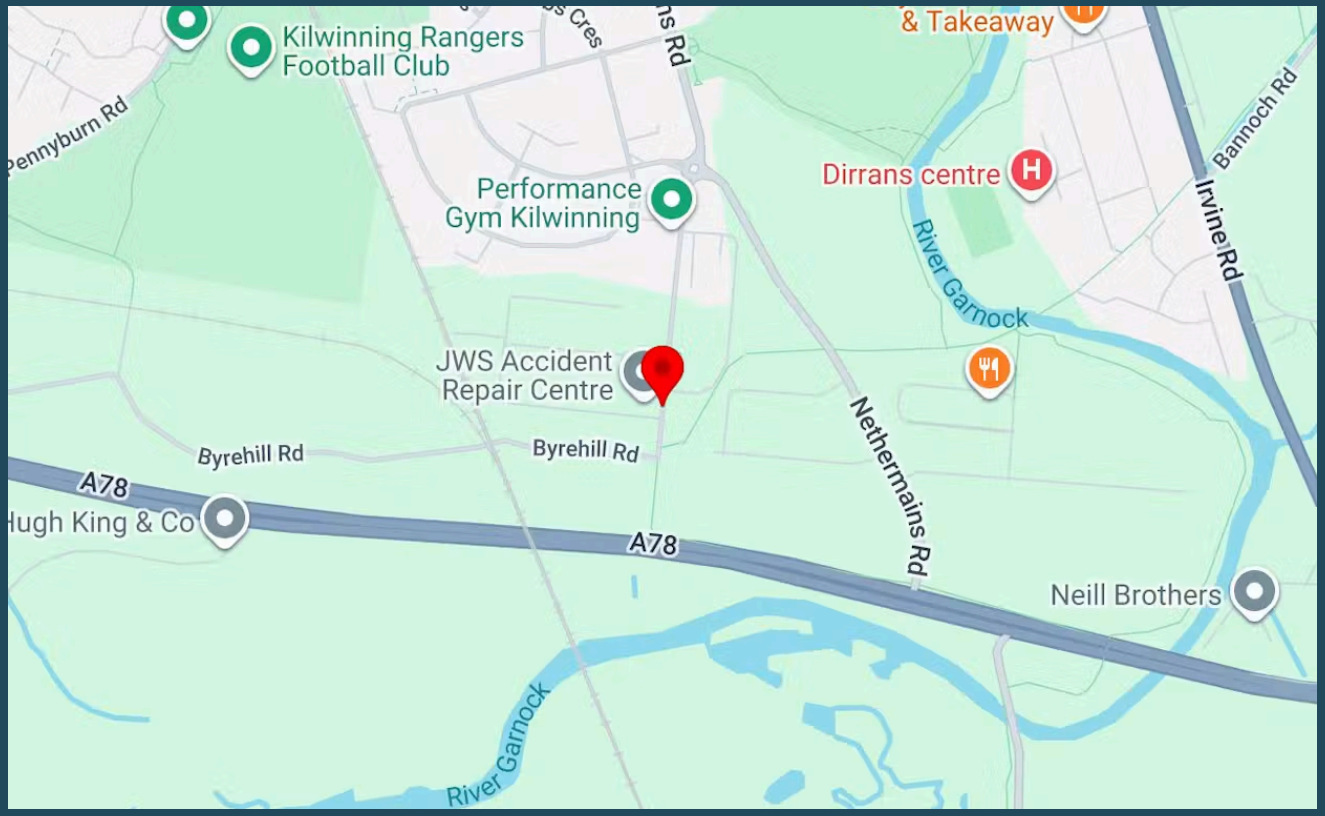
## NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

## VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

## ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS




# Make an enquiry

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