

TO LET - LAND

3D PORTLAND PLACE

HEATHERHOUSE INDUSTRIAL ESTATE, IRVINE, KA12 8LW



KEY HIGHLIGHTS

- 1.35 Acres
- Located within the popular Heatherhouse Industrial Estate
- Flexible terms available
- Asking rent - £30,000 per annum - no VAT
- Secure surfaced yard with small workshop of 3,500 sq ft
- Available for immediate occupation
- Eligible for 100% rates relief
- Neighbouring occupiers include Ardagh Glass, J & W Carpets, MKM Building Supplies and Thistle Help

SUMMARY

Available Size	1.35 Acres
Rent	£30,000 per annum
Rates Payable	£2,645.50 per annum Subject to fulfilling the set criteria, the incoming tenant should be eligible for 100% rates relief.
Rateable Value	£5,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Secure surfaced yard space with small workshop.

The site is accessible via large gates off Portland Place and is bound by palisade fencing.

The surface is a mixture of concrete and type 1.

There is a small workshop building of approximately 3,500 sq ft that was recently used for vehicle maintenance.

Full services are provided to the site.

LOCATION

Heatherhouse Industrial Estate is an established business and industrial location situated to the north-east of Irvine town centre.

The estate benefits from convenient access to the A78, which connects Irvine with Ayr, Prestwick and the wider Ayrshire coast. The A71 provides a direct route east towards Kilmarnock and the A77/M77 motorway network, giving onward access to Glasgow and central Scotland.

Irvine railway station provides regular services to Glasgow Central, Ayr and surrounding towns, while Glasgow Prestwick Airport is approximately 9 miles away.

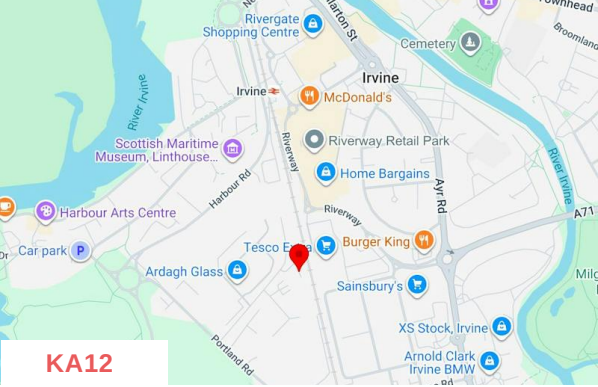
Irvine town centre and Rivergate Shopping Centre are readily accessible.

Neighbouring occupiers include Ardagh Glass, J & W Carpets, MKM Building Supplies and Thistle Help.

ACCOMMODATION

The accommodation comprises the following areas:

Name	Size	Availability
Ground	1.35 Acres	Available



VIEWING & FURTHER INFORMATION

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