

## TO LET - INDUSTRIAL

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5 & 6 ARKWRIGHT WAY

NORTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4JU



### KEY HIGHLIGHTS

- 12,491 sq ft
- Located within the popular North Newmoor Industrial Estate
- 4m eaves
- Can be connected with 7 Arkwright Way to provide an additional 3,208 SQ FT
- Fully refurbished end-terraced industrial premises with secure yard
- Available for immediate occupation
- Highly convenient motorway access

## SUMMARY

Available Size	12,491 sq ft
Rent	£50,000 per annum
Rates Payable	£14,093.40 per annum
Rateable Value	£28,300
Service Charge	£4,045 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Fully refurbished end-terraced industrial premises of steel portal frame construction.

Externally benefits from large secure yard with personnel entrance on opposite elevation.

2 x vehicle access doors provided.

Internally provides open-plan warehouse space complete with office space, WC's, tea-prep.

4m eaves.

## LOCATION

Located within the popular and established North Newmoor Industrial Estate just 1 mile east of Irvine town centre.

Convenient A71 access that connects with the M77 motorway providing access to Glasgow approximately 25 mile north-east.

Neighbouring occupiers include British Wool, PTS, Restructa, XLCC, Amer Sports, Barony International Shipping.

Drive Times:

Glasgow - 40 minutes,

East Kilbride - 35 minutes

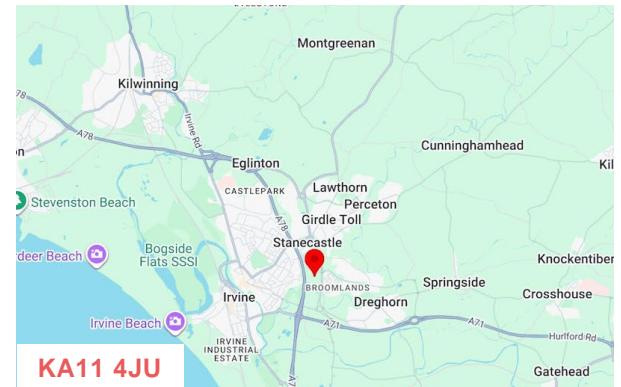
Ayr - 23 minutes

Kilmarnock - 14 minutes

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5 & 6	12,491	1,160.45	Available
<b>Total</b>	<b>12,491</b>	<b>1,160.45</b>	



## VIEWING & FURTHER INFORMATION

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