DM HALL

To Let

Substantial Warehouse Facility



Block 2,
Caponacre
Industrial Estate,
Cumnock
KA18 1SH

17,001.26 sq m
(183,000 sq ft)

- Established industrial location in Cumnock, East Ayrshire
- Nearby access on to the A76
- Substantial industrial warehouse property, offices and yard
- Gross internal area of 17,000 sqm (183,000 sqft)
- 8.2 acre site with yard and parking
- Potential for sub-division
- Competitive rents from 99p per sqft
- May sell, price details upon application

LOCATION

Caponacre Industrial Estate is the main industrial and business location in Cumnock, around one mile south of Cumnock Town Centre and a short distance from the A76.

Cumnock is in the East Ayrshire region around 37 miles southwest of Glasgow and is well placed for road links to the M77 and M74, connecting West Central Scotland with the North of England. Prestwick Airport, a busy cargo hub, is within reasonable distance.

Kilmarnock (A76); 16 miles (29 minutes)
Ayr (A70); 16 miles (27 minutes)
Prestwick Airport (A70); 20 miles (31 minutes)
Glasgow (A76/A(M)77); 37 miles (53 minutes)
Carlisle (A76/M6); 87 miles (1hr 48 minutes)









DESCRIPTION

Block 2 is a substantial warehouse property consisting of six linked bays, and two additional linked bays, plus with a two storey office and welfare block, set within fully secure grounds and having the benefit of surfaced yard and car parking. The warehouse has a dock loading bay and surface level vehicle entry doors.

The warehouses have a minimum internal eaves height of 4.8m (15'9"), rising to 5.6m (18'4") towards the rear bays, with the units being compartmentalised and with potential for sub-division to suit occupier requirements.

The property extends to a gross internal floor area of 17,000 sqm (183,000 sqft), set in a site of 3.2 hectares (8.2 acres), or thereby.

The rateable value is £159,000.

Flexible terms are available with competitive rents from 99p per sqft, plus insurance.

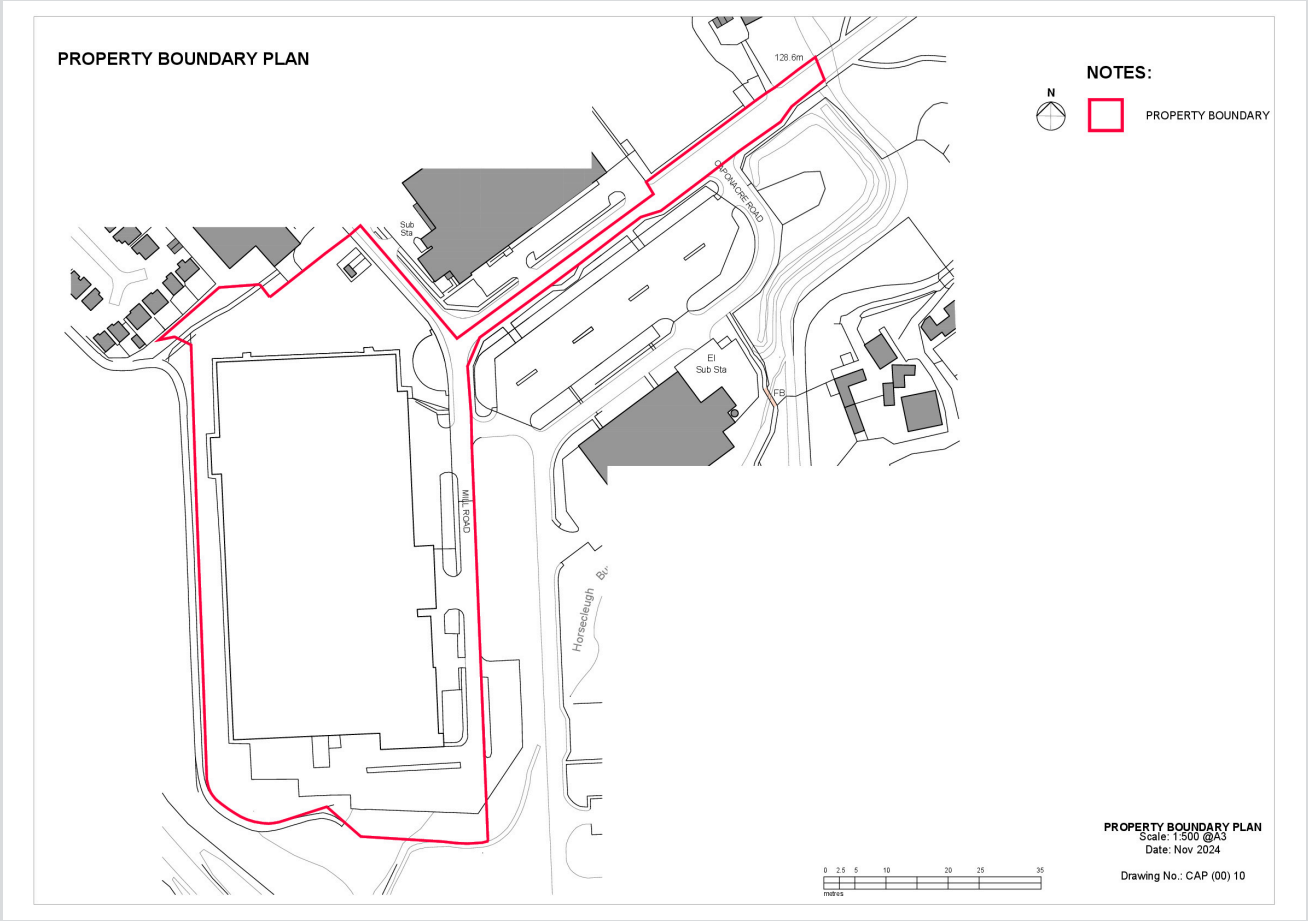
The prices quoted are exclusive of VAT, which does apply.

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



VAT
Applicable

ESTATE CHARGE
n/a

NON-DOMESTIC RATES
Rateable Value: £159,000

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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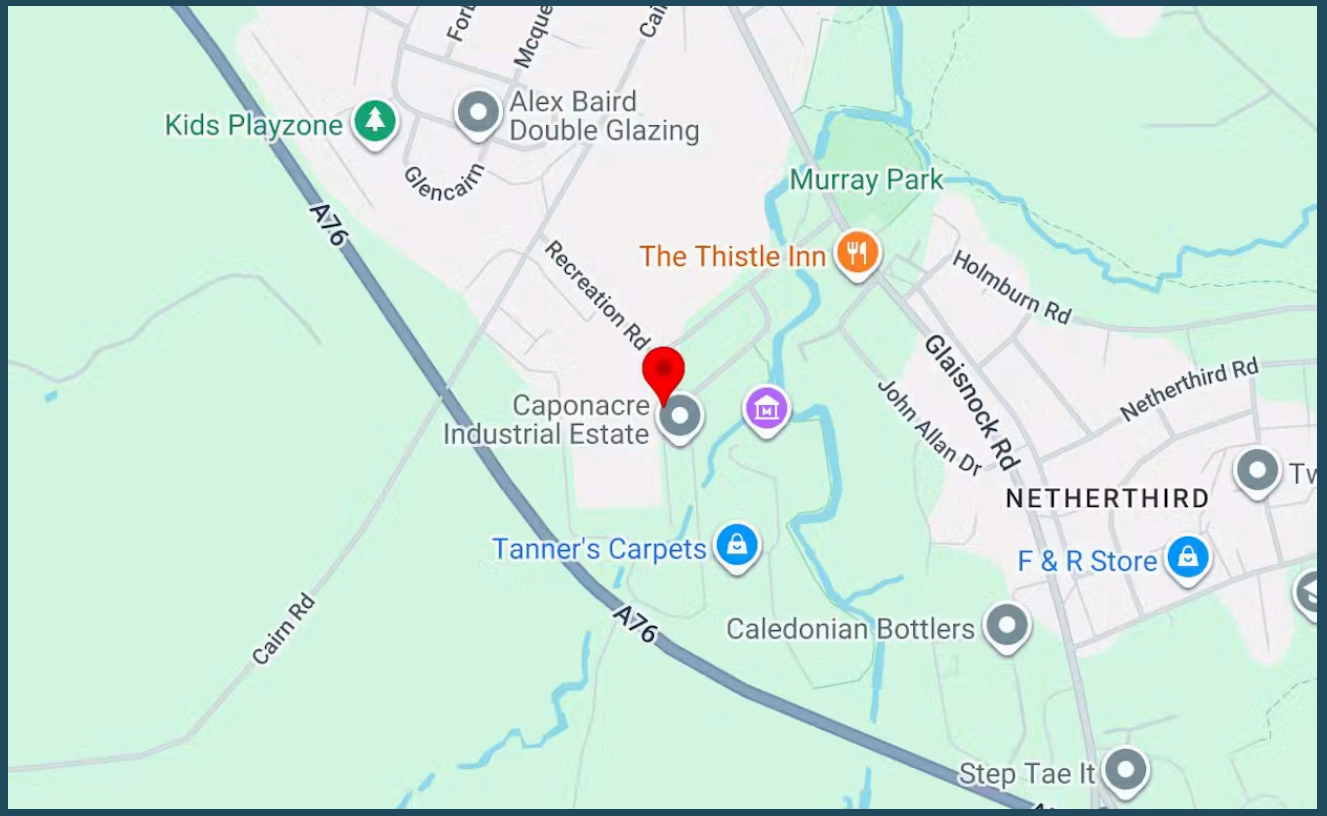

Make an enquiry

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