DM HALL

To Let

Modern Workshop with Yard and Parking



16 Moorpark Road East, Stevenston KA20 3HP

208.47 sq m (2,244 sq ft)

- Established industrial location near Stevenston town centre
- Modern, detached workshop property with yard and parking
- 3.75m min eaves height and 5.15m apex
- Gross internal area 208 sqm (2.244 sqft)
- Partial rates relief expected
- Rent - £18,000 per annum

LOCATION

Moorpark Road East is an established commercial and industrial location, a short distance south east of Stevenston town centre and a short walk from Stevenston railway station, which offers regular services to Glasgow and Largs.

Stevenston is in the 'Three Towns' area of North Ayrshire, and has a population of around 9,000 persons, rising to over 35,00 persons with the neighbouring towns of Saltcoats and Ardrossan. The A78 lies east of the town, and offers good road access to Greenock, Glasgow, Kilmarnock, Irvine and Ayr.









DESCRIPTION

16 Moorpark Road East is a relatively new build, detached workshop property of steel portal frame, with a vehicle access door on to a private enclosed yard and car parking area, with additional parking on to the street.

The unit has a minimum eaves height of 3.74m, rising to an apex of 5.15m. A two-storey welfare is in place to the rear with a kitchen, toile and store at ground level and an office with additional storage at mezzanine level.

Indicative floorplans are provided.

The property extends to the following gross internal floor areas:

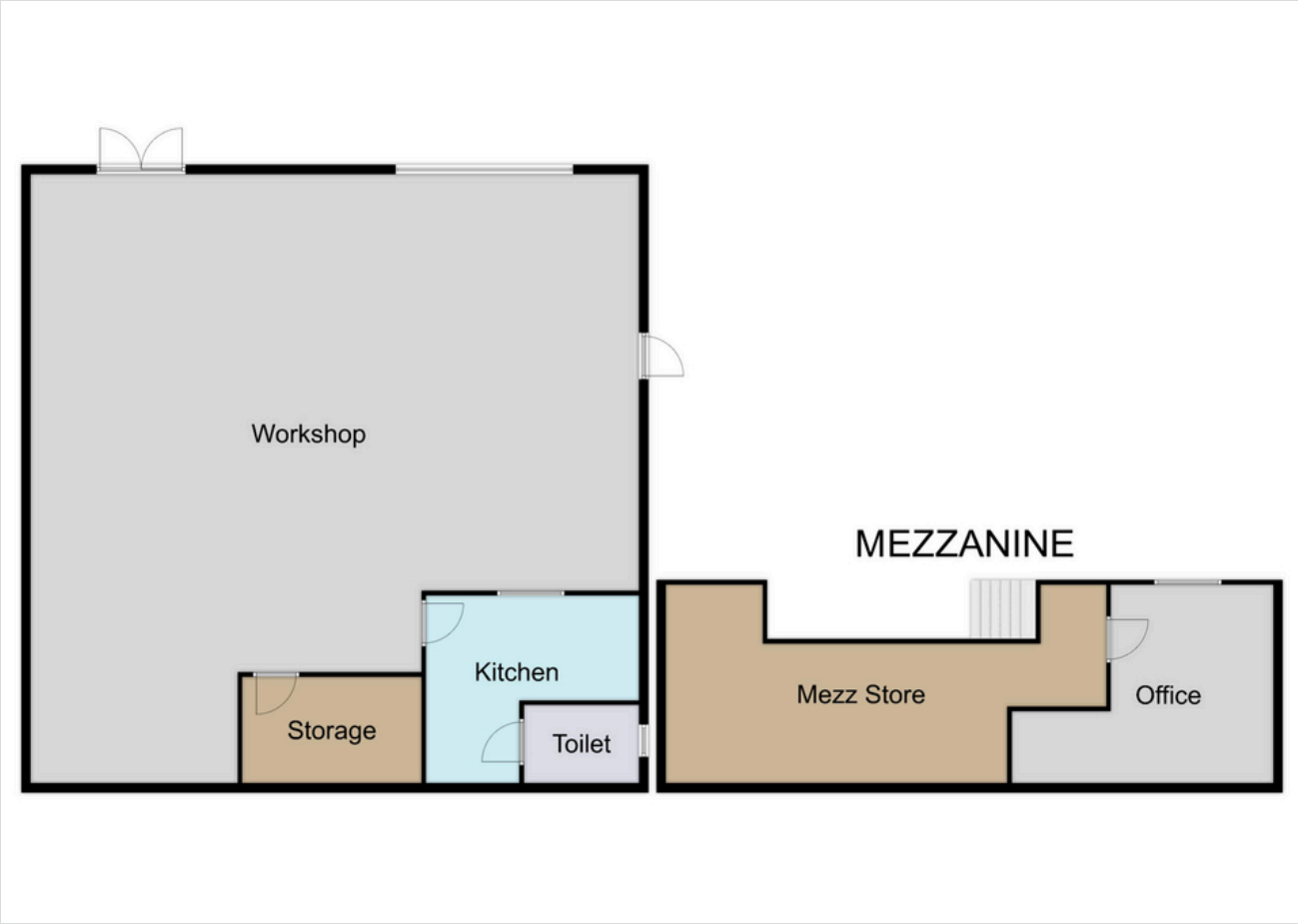
Ground Floor: 166 sqm (1,792 sqft)
Mezzanine: 42 sqm (452 sqft)
Total GIA: 208 sqm (2,244 sqft)

The rateable value is to be reassessed. We expect the property to qualify for partial rates relief upon reassessment, details on application.

Rental offers of £18,000 are invited, exclusive of utilities.

EPC

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



NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

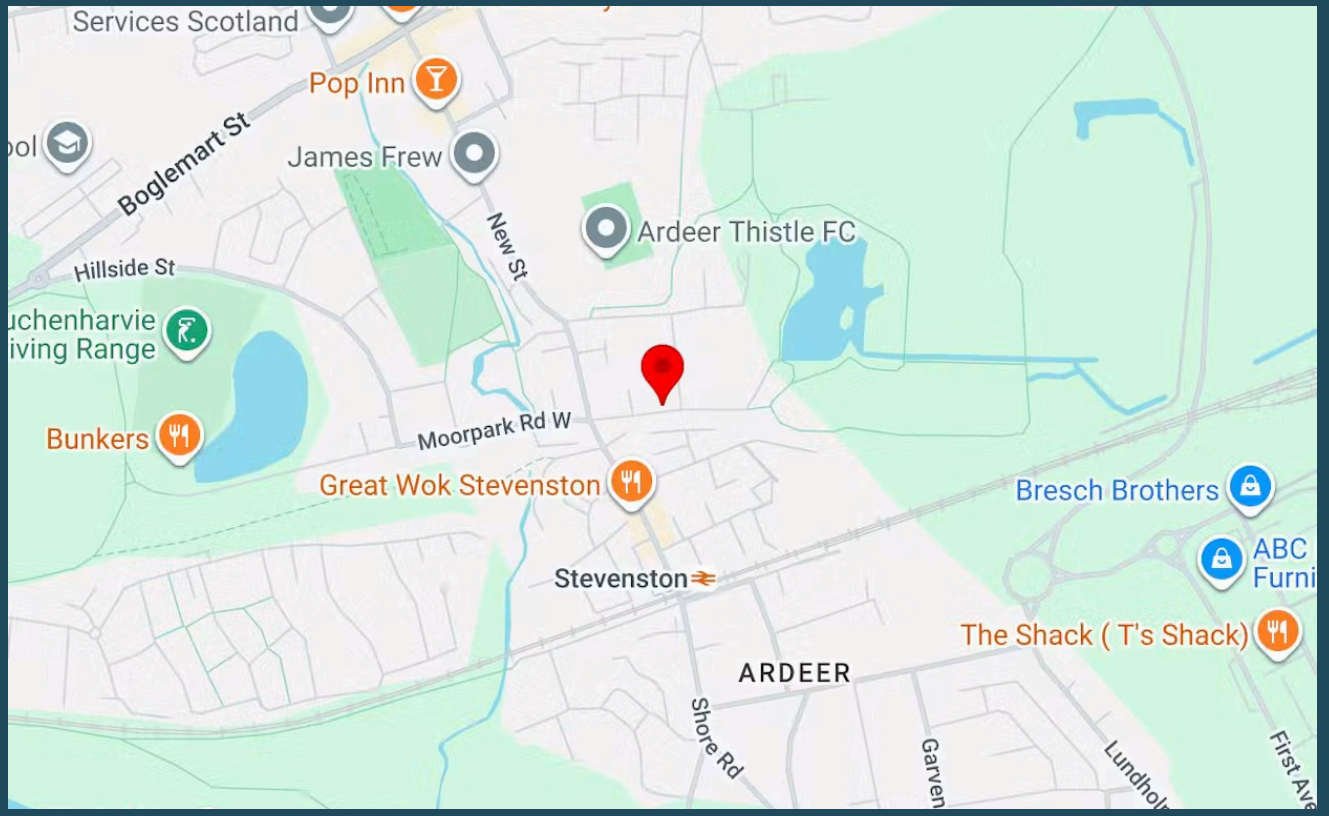
Strictly by contacting the sole agents.

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Make an enquiry

Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

DM Hall
Eldo House, Monkton Road,
Ayrshire, Prestwick
Scotland, KA9 2PB
01292 268055
westagency@dmhall.co.uk

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