

TO LET - INDUSTRIAL

16 MACADAM PLACE

SOUTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4HP



KEY HIGHLIGHTS

- 6,072 sq ft
- Well-presented end-terraced industrial premises
- Generous share yard / parking to rear
- Available on new FRI lease
- Available for immediate occupation
- Internally provides open-plan accommodation complete with offices
- 4m eaves
- Neighbouring occupiers include Howdens, Tool Station, Edmundson Electrical and Autoglass

SUMMARY

Available Size	6,072 sq ft
Rent	£27,500 per annum
Rates Payable	£8,864.40 per annum
Rateable Value	£17,800
Service Charge	£1,710 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented end -terraced industrial premises of steel portal frame construction.

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

1 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 South 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 Howdens, Tool Station, Edmundson Electrical and Autoglass.

Drive Times;

Glasgow - 40 minutes,

East Kilbride - 35 minutes

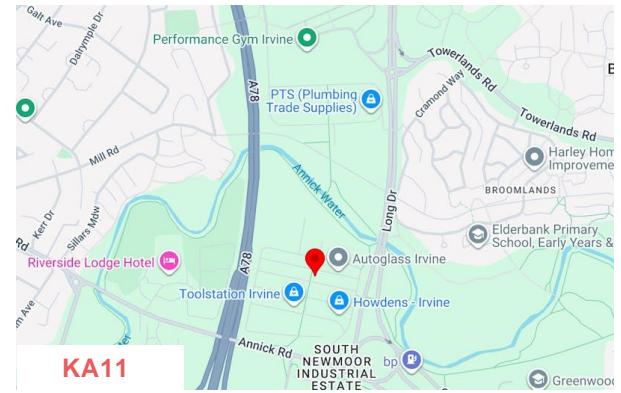
Ayr - 23 minutes

Kilmarnock - 14 minutes

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 16	6,072	564.11	Available
Total	6,072	564.11	



VIEWING & FURTHER INFORMATION

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