

TO LET - INDUSTRIAL

3 PORTLAND AVENUE

HEATHERHOUSE INDUSTRIAL ESTATE, IRVINE, KA12 8NL



KEY HIGHLIGHTS

- 3,845 sq ft
- Workshop premises with large secure yard extending to 0.25 acres
- Available for immediate occupation
- Flexible terms available
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- Located within the popular Heatherhouse Industrial Est
- Available on new FRI lease - £15,000 per annum - no VAT

SUMMARY

Available Size	3,845 sq ft
Rent	£15,000 per annum
Rates Payable	£1,827.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone workshop premises with offices, on large self-contained site extending to approximately 0.5 acres.

The workshop is of brick construction surmounted by a pitched asbestos clad roof. Internally provides open-plan accommodation complete with offices and staff welfare space.

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.

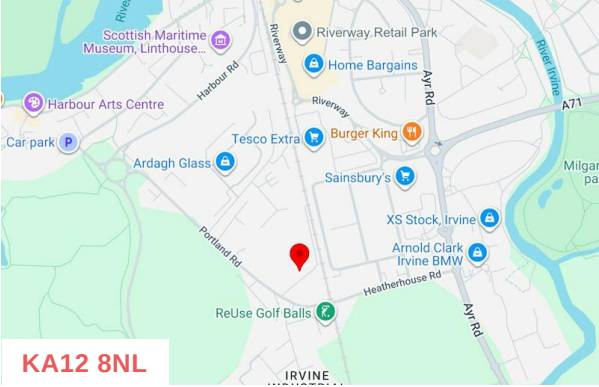
Irvine town centre and Rivergate Shopping Centre are readily accessible.

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

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,845	357.21	Available
Total	3,845	357.21	



VIEWING & FURTHER INFORMATION

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