

# To Let

**Unit B, Heathfield Industrial Estate, Ayr, KA8 9FH**

5,279 sq ft (490.44 sq m)

- Superb opportunity
- Excellent communication links
- Prominent development
- Trade/Retail Potential
- High-quality fit out



## Location

The property is located within Heathfield Industrial Estate, a prominent modern industrial development close to the heart of the popular Heathfield commercial centre. The development is situated on the corner of East Road and Heathfield Road.

Neighbouring occupiers within Heathfield Industrial Estate include Topps Tiles and ToolStation, and within the local area you will find Martin Plant Hire, Screwfix, Park's Jaguar/Landrover, B&Q and Asda.

Ayr is the principal settlement in the South Ayrshire Council authority area, with a resident population of c.47,000 and a catchment population of 100,000.

## Description

The property comprises a steel portal frame construction, with brick fill and metal cladding. The premises features trade/office accommodation to the front, with an electric roller shutter door and service entrance to the rear.

The trade counter accommodation has been fit out to a high standard, as has the office accommodation. The warehouse accommodation benefits from 4.8m eaves, rising to 6m at the apex. The warehouse accommodation also features separate toilet facilities, along with a small kitchenette/canteen.

The development provides ample parking, and has an excellent profile and frontage on to Heathfield Road.

## Terms

Our client is seeking to sub-let or assign their leasehold interest, which expires March 2028. The current passing rental is £64,000 per annum.

## EPC

An Energy Performance Certificate has been undertaken for this property, and the full report is available upon request.

## Rateable Value

The property is currently listed on the Scottish Assessors Association website with a Rateable Value of £51,000

## Further Information

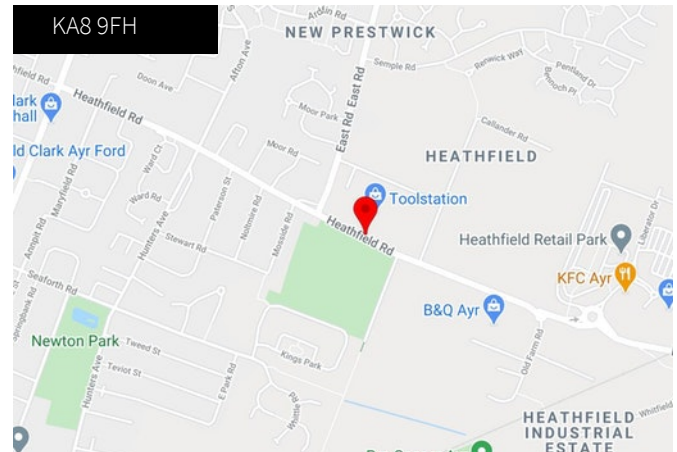
For further details please contact the marketing agents.

## EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

## Rent

£64,000 per annum  
*exclusive of rates, service charge and VAT (if applicable).*



## Contacts

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