



TO LET : INDUSTRIAL WAREHOUSE
UNIT 10B • STEVENSTON INDUSTRIAL ESTATE • STEVENSTON • KA20 3LR

Established industrial estate to the east of Stevenston

Strategic location for engineering, warehousing, and distribution

Good road access to Irvine, Glasgow and the motorway network

Warehouse with 6m eaves, yard and craneage (subject to separate negotiation)

Gross internal area of 876 sqm (9,431 sqft)

0.4 acre secure, surfaced yard

Rent - £38,000 per annum, exclusive of VAT

LOCATION

Stevenston is located within the North Ayrshire region and forms part of the 'Three Towns' including Saltcoats and Ardrossan, which together have a population of over 35,000 residents.

Stevenston Industrial Estate lies on the eastern periphery of the town, a short drive from the A78 and ideally located for logistics and distribution with an excellent road network offering the following drive times:

Location	Distance	Drive Time
Irvine (A78)	8 miles	11 mins
Prestwick Airport (A78)	14 miles	17 mins
Ayr (A78/A77)	20 miles	27 mins
Glasgow (A78/M77)	37 miles	46 mins
Eurocentral (A78/M77/M84)	49 miles	54 mins

DESCRIPTION

Unit 10B within the Stevenston Industrial estate, is a semi-detached, portal framed workshop property with 6m eaves and a two vehicle entry doors. The building contains a 10T overhead, roller crane, which is available by separate negotiation. Welfare cabins on the site are also available by separate negotiation.

The building has a secure, surfaced yard, extending to 0.4 acres, or thereby.

FLOOR AREA

The accommodation extends to a gross internal floor area of 876 sqm (9,431 sqft).

RENT

Rental offers of £38,000 per annum, exclusive of VAT, are invited based on a new full repairing and insuring lease.

EPC

EPC available upon request.





LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the incoming Tenant responsible for any LBTT and registration dues incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents: -

DM Hall LLP
Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.