

TO LET INDUSTRIAL PROPERTY WITH DEVELOPMENT POTENTIAL

67-77 BROWN STREET • NEWMILNS • KA16 9AD

Commercial Department
Eldo House, Monkton Road
Prestwick, KA9 2PB
01292 268055



DM HALL

 Video available

- Located in Newmilns, 7 miles east of Kilmarnock
- Close to the A77 and A71 with a 37-minute drive to the M74 (junction 8)
- Warehouses from 1,858-3,718 sqm (20,000 – 40,000 sqft)

- Gated site with concrete yard
- Competitive rents and flexible terms available

LOCATION

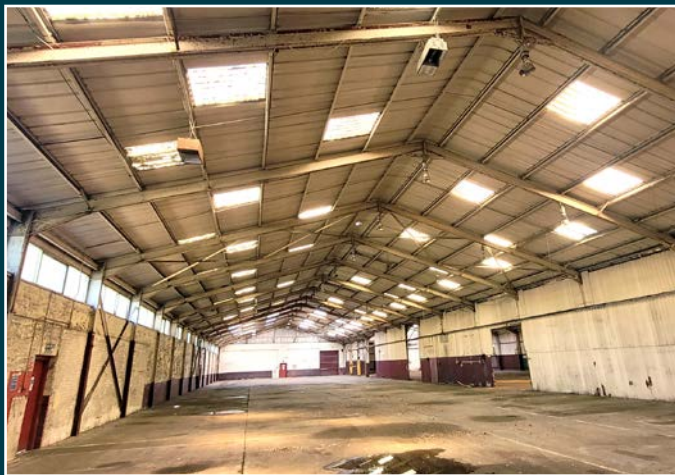
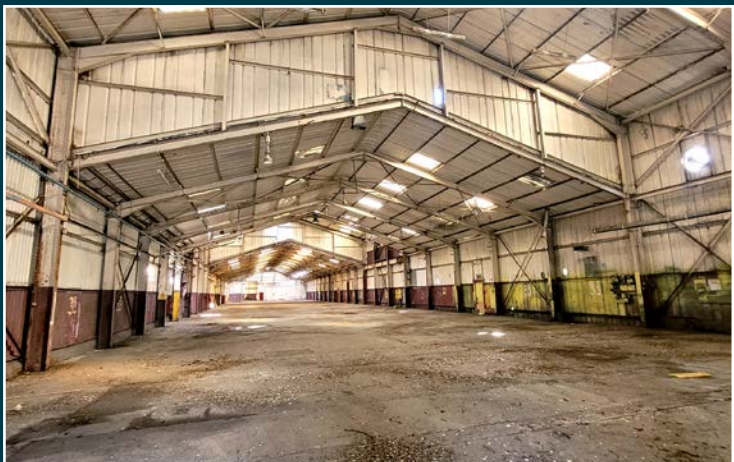
Newmilns is located within the East Ayrshire region in South west Scotland, a short drive east of Kilmarnock and close to Glasgow. The A71, which runs through the town, provides excellent access to the A/M77 and M74, on to the national motorway network.

The proximity of the A71 allows the following distances and drive times:

	MILES	MINUTES
Kilmarnock (via A71)	7	14
Prestwick Airport (via A77)	16	27
M74 J8 (Larkhall)	20	37
Glasgow (via A/M77)	26	38
Eurocentral (via A/M77 & M8)	40	50
Edinburgh (via A71 & M8)	60	1hr 20
Carlisle (via M74)	95	1hr 48

Brown Street is located to the south of Newmilns, accessed off Main Street forming part of the A71. The immediate area is mixed industrial and residential in its nature, with agricultural fields to the southern boundary.





DESCRIPTION

Building 1 at 67-77 Brown Street is a substantial industrial warehouse facility on a gated site and consisting of two open plan, interconnecting warehouses each extending to 20,000sqft, with a minimum eaves height of 4.5m (14'9") and a maximum 7m (23'). The warehouses can be split to suit occupier requirements. Each unit has a vehicle entry door with direct access on to a concrete yard.

The units are ideal for general industrial, storage or distribution uses.

AREAS

The warehouse extends to a gross internal floor area of 3,718sqm (40,000 sqft) with potential to split down into two units of 1,858sqm (20,000 sqft).

RATING

The unit requires to be reassessed for rates purposes.

RENT/PRICE

The warehouse is available on flexible lease terms at competitive rents, starting from £3 per sqft.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

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VIEWING & FURTHER INFORMATION

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