

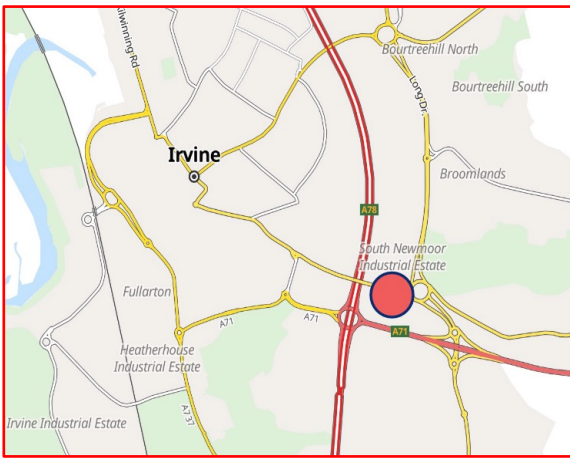


TO LET – TRADE COUNTER/INDUSTRIAL PREMISES

5,974– 17,924 SQ FT

Units 5 & 7/9 MACKINTOSH PLACE
SOUTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4JT

- Prime trade-counter premises
- Fully refurbished to a high standard
- Located within Irvine's main trad hub
- New FRI lease available
- Close proximity to Irvine town centre
- Neighbouring occupiers include Screwfix, Tops Tiles, Tool Station, Arco, Rinus Roofing, Crown Pains, Howdens, Tool Station, Grahams Plumbers Merchants, CEF



LOCATION

Located within South Newmoor Industrial Estate, Irvine's main trade hub situated just 1 mile east of Irvine town centre, 30 miles south-west of Glasgow, 7.5 miles west of Kilmarnock,

The subjects command a prominent position visible from the from the A71 that connects with the M77 motorway providing access to Glasgow approximately 25 mile north- east.

Neighbouring occupiers include Screwfix, Tops Tiles, Tool Station, Arco, Crown Paints, Howdens, Tool Station, Grahams Plumbers Merchants, CEF.

DRIVE TIMES

Glasgow	40 minutes
East Kilbride	25 minutes
Ayr	23 minutes
Kilmarnock	10 minutes

DESCRIPTION

- Fully refurbished mid-terraced trade-counter / industrial premises forming part of a larger terrace
- Trade, customer, office entrance on one elevation
- Electric vehicle access door (3.63m wide x 4m high) on opposite elevation opening out onto generous shared yard / parking
- Internally provides open-plan accommodation recently redecorated benefitting from LED lighting units throughout
- The accommodation is complete with male and female WC's as well as a kitchen tea-prep
- Mains supplies to gas, water and electricity (3 phase) are provided



ACCOMMODATION

UNIT	SQ M	SQ FT
5	555	5,974
7/9	1,110	11,924

BUSINESS RATES

R/V	Unit
£21,500	5
£31,400	7/9

EPC

Available on request

ASKING TERMS

The subjects are available on the basis of a new FRI lease with quoting information available on request.

The rent is subject to VAT.

VIEWING & FURTHER INFORMATION

Gregor Brown
0141 212 0059
info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

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