



## Unit 5, 8 Callander Road, Ayr, KA8 9AF

- Ideally situated within the Heathfield industrial area of Ayr
- Dedicated parking for approximately eight vehicles
- 462.65 sq m (4,980 sq ft)

The subjects comprise an end-terraced single storey purpose built warehouse/industrial premises of steel portal frame construction with brick/concrete block walls clad in profile metal sheeting.

The building has a large surfaced car parking area for approximately eight vehicles with vehicle loading to the building on the east elevation via an independent vehicle loading door.

Internally, the accommodation offering is mainly open plan in nature, with associated offices and WCs also offered.



## LOCATION

The property is located on the boundary of Prestwick and Ayr and whilst the postal address is regarded as Prestwick the property forms part of a larger industrial area known as Heathfield Industrial Park, Ayr.

The subject property is prominently situated within a parade of industrial units adjacent to Car Repair 24 and Crown Decorators Centre at the junction of Boundary Road. Also located on Heathfield Road and Boundary Road are a number of small industrial, retail and trade counter type industrial units occupied by a number of local and national occupiers.

## SIZE

Floor	Sq Ft	Sq M
Unit 5	4,980	462.65

## RENT

On application.

## TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £16,100. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Industrial

## VAT

The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

EPC rating 'C'. Certificate available on request.

## To arrange a viewing contact:



**Fraser Lang**

Fraser.Lang@g-s.co.uk

07803 896 978



**Daniel Bryson**

daniel.bryson@g-s.co.uk

07469 485 513

## IMPORTANT NOTICE

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