



## Unit 4, Keppenburn Workshops, Main Road, Fairlie, Largs, KA29 0AS

- Modern industrial unit to let
- Desirable industrial location
- Potential for 100% rates relief
- 46.30 sq m (498 sq ft)

The subjects comprise a mid-terraced industrial property of steel portal framed construction, infilled with blockwork to dado height and profile metal cladding thereafter. The roof-covering is mono-pitched, clad in profile metal sheeting, incorporating translucent light panels.

Entrance is gained via an electronic vehicular access door, supplemented by a separate pedestrian access door.

The accommodation is open plan in nature, with a WC and kitchen area offered within the unit.



**LOCATION**

Fairlie has a resident population of approximately 1,424 persons (Census 2021). The subjects are situated on the west side of Main Road within the village of Fairlie, within a small industrial estate known as Keppenburn Workshops, approximately two miles to the south of Largs.

Glasgow lies approximately 35 miles to the north-east with Irvine approximately 18 miles to the south-east of the subjects. Main Road forms part of the A78 which is the principal route connecting Greenock to the north, with Troon and Prestwick to the south. The section of the A78 fronting onto the subject premises forms a two-way single carriageway.

The surrounding area is primarily residential in nature, while surrounding commercial occupiers include Spectrum Windows & Doors, HM Coastguard, Esso/Londis and Fairlie Marina.

**SIZE**

Floor	Sq Ft	Sq M
Unit 4	498	46.30

**RENT**

Offers over £4,500 per annum are invited.

**TENURE**

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

**RATES**

The current rateable value is £2,750. The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

**USE CLASS**

Industrial

**VAT**

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

**LEGAL COSTS**

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

**EPC**

EPC rating 'E'. Certificate available on request.

**To arrange a viewing contact:**



**Daniel Bryson**  
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Instructions on behalf of North Ayrshire Council

**IMPORTANT NOTICE**

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