

LAST
REMAINING
UNIT

VIDEO
TOUR
>>

MODERN INDUSTRIAL UNIT

- > REFURBISHED TO HIGH STANDARD
- > ESTABLISHED COMMERCIAL LOCATION
- > SECURE YARD INCLUDED
- > 12,500 SQ. FT.



TO LET

ARK BUSINESS PARK, 1 ARKWRIGHT WAY, IRVINE, KA11 4JU

CONTACT: Kevin N Bell BSc MRICS 01292 267987 kevin.bell@shepherd.co.uk www.shepherd.co.uk
Gregor M Brown BSc (Hons) MRICS 0141 212 0059 [gmbrown.co.uk](http://www.gmbrown.co.uk) www.gmbrown.co.uk



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LOCATION

The subjects are set within the town of Irvine which is one of Scotland's New Towns set within the North Ayrshire Council area around 25 miles south west of Glasgow.

Irvine has a resident population of around 33,700 and has a wide range of services and facilities available within the town centre. It is the main shopping and administrative centre for the North Ayrshire Council area.

The town enjoys good road transport links via the A78 and A71, the latter accessing the A77/M77 at Kilmarnock. Irvine also benefits from being on the Ayr-Glasgow rail line.

The property is located on Arkwright Way within the North Newmoor Industrial Estate area north of the i3 development area and south of Montgomerie Park east of Irvine town centre and east of the A78 trunk route.

THE PROPERTY

The subjects comprise a terrace of six refurbished industrial premises including secure yardage.

Each unit includes an open workshop area with steel roller shutter doorway, staff w.c. facilities are included.

The eaves height is approximately 5.0 metres.

ACCOMMODATION

Unit 1 – Let

Unit 2 – Let

Unit 3 – Let

Unit 4 – Let

Unit 5 – 12,500 sq. ft. approx.

Unit 6 – Under Offer

RATING ASSESSMENT

The rates will be reassessed upon completion of the refurbishment.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's are available upon request.

LEASE TERMS

The units are available on a new full repairing and insuring leases of negotiable length.

RENT

Further information available upon request.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ARK BUSINESS PARK, 1 ARKWRIGHT WAY, IRVINE



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For further information or viewing arrangements please contact the joint agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **UPDATED NOVEMBER 2023**



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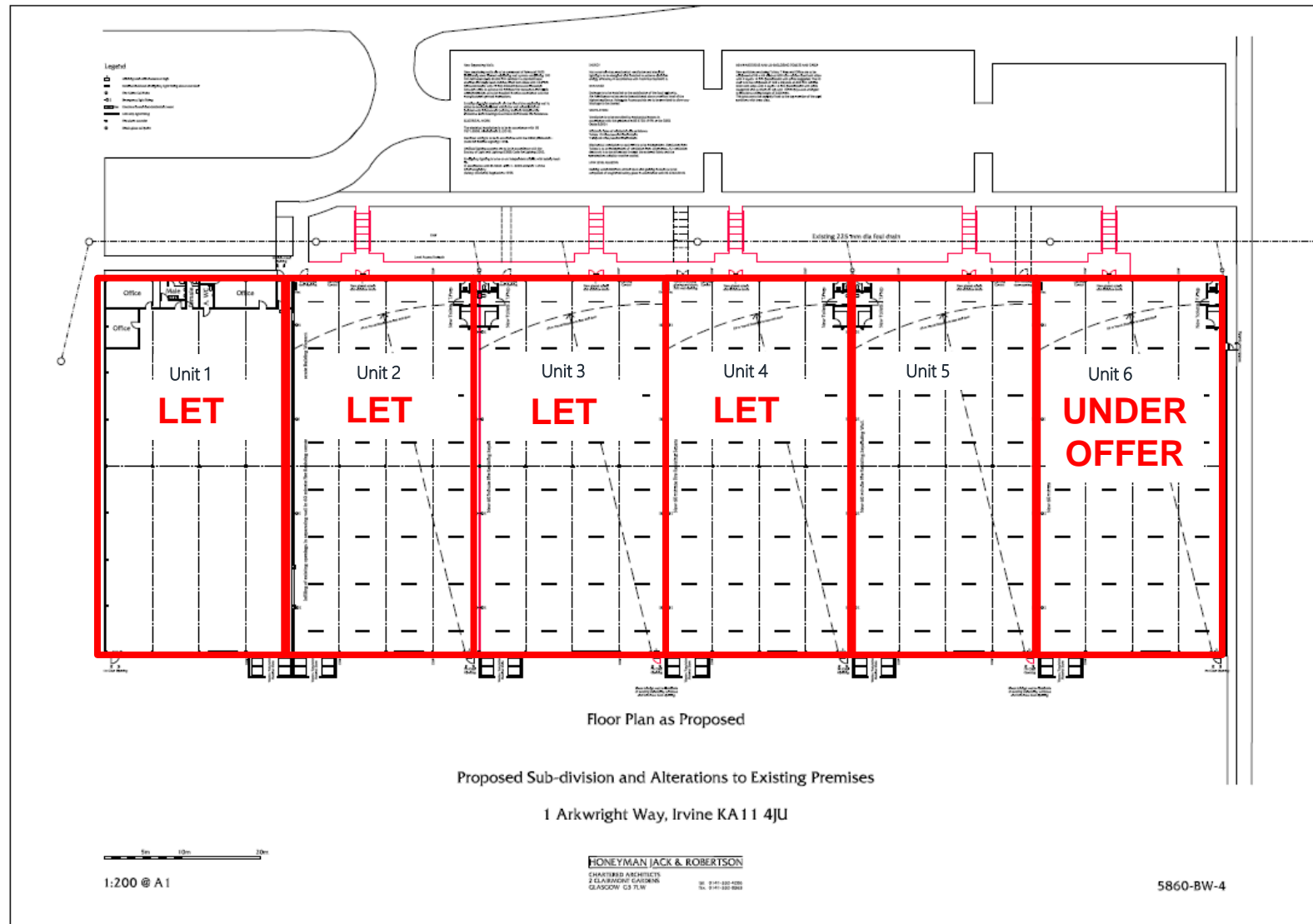
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