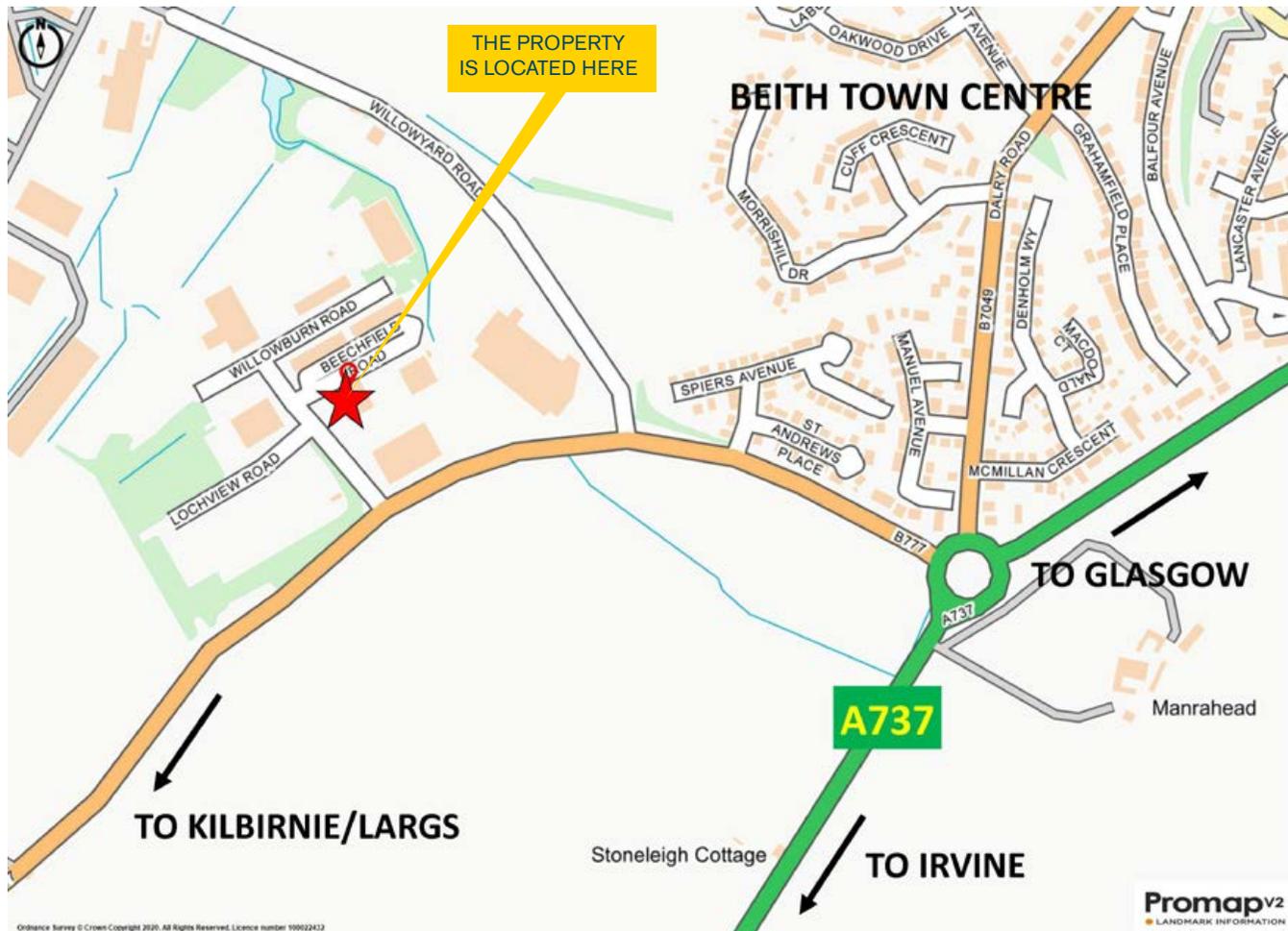




> FOR SALE INDUSTRIAL UNIT

2 BEECHFIELD ROAD • WILLOWYARD INDUSTRIAL ESTATE • BEITH • KA15 1LN

- Established industrial location south of Beith and close to A737
- Detached warehouse property with yard
- Gross Internal Area 916 sq.m. (9,859 sq.ft.)
- Potential for rates relief
- Offers over £220,000 are invited



LOCATION

Willowyard Industrial Estate is located south west of Beith and is accessed off the B777, just south of the A737 which extends north to Paisley (12 miles), Glasgow (22 miles) and south to Irvine (15 miles).

The property occupies a prominent corner position at the junction of Beechfield Road and Willowburn Road. Nearby occupiers include John Deere, Bonnymans, Alliance Wines and Chivas.

DESCRIPTION

2 Beechfield Road is a detached warehouse property with private car parking and an open yard. The building has office and ancillary accommodation to its western elevation with vehicle access off the yard to the south.

The building is of steel frame construction with an internal eaves height of 3.6m rising to 6.24m with the vehicle door to a height of 5m.

FLOOR AREA

From our on site measurements and on a gross internal basis, the subjects extend to 916 sq.m. (9,859 sq. ft.), or thereby.

RATING

The property has two Rateable Values, £9,000 and £12,200 offering potential for rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers in excess of £220,000 are invited for our client's heritable interest, exclusive of VAT.

EPC

Available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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REFERENCE

WSA1925



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