



TO LET: TOWN CENTRE WORKSHOPS
6 DUKES ROAD • TROON • KA10 6QR

- Popular commercial area within Troon Town Centre
- Three terraced workshops with mezzanine stores
- Potential to merge units
- Units from 214 sqm (2,303 sqft) including mezzanine
- 100% rates relief available
- Rents from £12,000 pa

LOCATION

Dukes Road is an established commercial trading location to the immediate north of Troon Town Centre and just off Port Ranald Drive, the access road leading to Troon Port and Troon Yacht Haven. The property is set amongst an array of industrial uses and behind the Morrisons supermarket.

Troon is located within the South Ayrshire region and has a population of around 15,000 persons. The town lies just off the A78, close to its convergence with the A77, providing ready road access to Irvine (6 miles), Ayr (11 miles) and Glasgow (35 miles).

DESCRIPTION

6 Dukes Road is a terraced industrial property consisting of four independent workshops each with internal eaves height of 5m, electric vehicle doors, office, kitchen and a toilet.

Unit 6B – mid terraced unit with extended offices and mezzanine storage over the office/ancillary block. The unit extends to a gross internal floor area of 159 sqm (1,711sqft) and a further 55 sqm (592sqft) of mezzanine storage.



Unit 6C – mid terraced unit with storage over the offices and a separate, steel framed mezzanine floor. The unit extends to a gross internal floor area of 159sqm (1,711sqft) and a further 90sqm (969sqft) of mezzanine storage.

Unit 6D – end terraced unit extending to 159sqm (1,711 sqft) with a further 100sqm (1,076sqft) of mezzanine storage and first floor offices.

There is potential to merge units to suit larger workshop requirements.

RATING

The units qualify for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status, with the following rateable values:

Unit 6B	£7,250
Unit 6C	£7,250
Unit 6D	£7,450

RENT

The units are available on new, full repairing and insuring leases:

Unit 6B	£8,900 pa
Unit 6C	£8,900 pa
Unit 6D	£9,200 pa

EPC

EPCs available upon request.

LEGAL COSTS

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



UNIT B



UNIT C

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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