



# TO LET

## INDUSTRIAL YARD WITH OFFICE

26 GOTTRIES ROAD, IRVINE, KA12 8QE

Located west of Irvine Town Centre in the Harbourside area

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Established commercial area near railway station

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Surfaced industrial yard with gated access

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Site area 0.19 hectares (0.47 acres)

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Site office and toilet extending to 21 sqm (226 sqft)

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100% rates relief available

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Rent £18,000 per annum

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## LOCATION

Gottries Road is an established and predominantly residential area to the west of Irvine town centre, a short walk from the railway station and within the harbourside area. The yard is situated to the rear of 26 Gottries Road, taking its private access off Harbour Road, a ring road around the residential area, overlooked by the Ardagh Glass factory. The area beyond Ardagh is predominantly industrial in its nature.

## DESCRIPTION

The yard at 26 Gottries Road, is a rectangular shaped site having a private gated access on to Harbour Road at its south elevation, walled and fenced boundaries to the remaining boundaries.

The site is level and tarmac surfaced. The site office is to the north of the yard and consist of a staff area, toilet and an office.

## AREA

The site extends to 0.19 hectares (0.47 acres), or thereby and the site office compound extends to a gross internal area to 21 sqm (226 sqft).

## RATING

The rateable value is £9,000 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## RENT

Rental offers of £18,000 per annum are invited based on a new lease of negotiable term.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration dues incurred.



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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## REFERENCE

WSA2443

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