

TO LET - INDUSTRIAL

5 & 6 ARKWRIGHT WAY

NORTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4JU



KEY HIGHLIGHTS

- 12,491 sq ft
- Fully refurbished end-terraced industrial premises with secure yard
- Located within the popular North Newmoor Industrial Estate
- Available for immediate occupation
- 4m eaves
- Highly convenient motorway access
- Can be connected with 7 Arkwright Way to provide an additional 3,208 SQ FT

SUMMARY

| | |
|----------------|------------------------------------|
| Available Size | 12,491 sq ft |
| Rent | £50,000 per annum |
| Rates Payable | £14,093.40 per annum |
| Rateable Value | £28,300 |
| Service Charge | £4,045 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

DESCRIPTION

Fully refurbished end-terraced industrial premises of steel portal frame construction.

Externally benefits from large secure yard with personnel entrance on opposite elevation.

2 x vehicle access doors provided.

Internally provides open-plan warehouse space complete with office space, WC's, tea-prep.

4m eaves.

LOCATION

Located within the popular and established North Newmoor Industrial Estate just 1 mile east of Irvine town centre.

Convenient A71 access that connects with the M77 motorway providing access to Glasgow approximately 25 mile north-east.

Neighbouring occupiers include British Wool, PTS, Restructa, XLCC, Amer Sports, Barony International Shipping.

Drive Times;

Glasgow - 40 minutes,

East Kilbride - 35 minutes

Ayr - 23 minutes

Kilmarnock - 14 minutes

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Unit - 5 & 6 | 12,491 | 1,160.45 | Available |
| Total | 12,491 | 1,160.45 | |



VIEWING & FURTHER INFORMATION

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