



Unit 73, 9 Ailsa Road, Irvine, KA12 8LL

- **CLOSING DATE: FRIDAY 8TH AUGUST 2025 @ 12:00PM**
- Detached industrial / office premises
- Substantial dedicated enclosed yard
- Fully refurbished
- 395.61 sq m (4,258 sq ft)

The subjects comprise a single storey detached industrial building of brickwork construction with steel trussed pitched roof clad in corrugated sheeting. Walls are of roughcast and corrugated sheeting overlaid in a profile metal sheeting cladding finish. A single storey flat roof office / staff / WCs building wraps around the north and east elevations which is of cavity brick construction with a flat roof. Windows are of double glazed uPVC style.

The building has a large enclosed concrete surfaced yard surrounding the building with palisade security fencing providing access to a full height rear steel roller door to the building. A tarmac surface forecourt area provides dedicated car parking to the north for approximately six vehicles.

The building provides warehouse, office, staff and WC accommodation and has solid concrete floors and brick walls, plasterboard lined within the office areas.



LOCATION

Irvine, one of Scotland's New Towns, has a resident population of approximately 33,998 persons (Census 2022) with an established high-quality infrastructure, skilled workforce and transport links to Ayrshire and the Central Belt.

The subjects are situated within Irvine Industrial Estate, to the south side of Ailsa Road accessed from Kyle Road. The surrounding occupiers are all commercial in nature and include, Allstar Performing Arts, MCL, Post Alloys and Azure Orange.

SIZE

Floor	Sq Ft	Sq M
Workshop	3,000	278.74
Offices/WCs	1,258	116.87
Total	4,258	395.61

RENT

Offers over £20,000 per annum are invited.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £17,700. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Industrial.

VAT

The quoted rental is exclusive of VAT. VAT is not payable upon the rent and any other charges.

LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

EPC

EPC rating 'D'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang

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Instructions on behalf of North Ayrshire Council

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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