

## TO LET - INDUSTRIAL

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7 ARKWRIGHT WAY

NORTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4JU



### KEY HIGHLIGHTS

- 3,208 sq ft
- Mid-terraced industrial premises with secure yard
- 4m eaves
- New lease available - £16,000 per annum + VAT
- Located within the popular North Newmoor Industrial Estate
- Currently under refurbishment
- Eligible for 100% rates relief

## SUMMARY

Available Size	3,208 sq ft
Rent	£16,000 per annum
Rates Payable	£5,776.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£11,600
Service Charge	£1,039 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Under refurbishment - mid terraced industrial premises of steel portal frame construction.

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

1 x vehicle access doors provided.

Internally provides open-plan warehouse space that is undergoing refurbishment complete with office and WC.

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 - 7	3,208	298.03	Available
<b>Total</b>	<b>3,208</b>	<b>298.03</b>	



## VIEWING & FURTHER INFORMATION

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