

## TO LET - INDUSTRIAL

---

5 & 6 ARKWRIGHT WAY

NORTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4JU



### Key Highlights

- 12,491 sq ft
- Located within the popular North Newmoor Industrial Estate
- 4m eaves
- Convenient motorway links
- Available from June 25
- Unit under refurbishment
- Benefits from dedicated secure yard

# 5 & 6 Arkwright Way, North Newmoor Industrial Estate, Irvine, KA11 4JU

## 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

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 that is undergoing refurbishment.

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

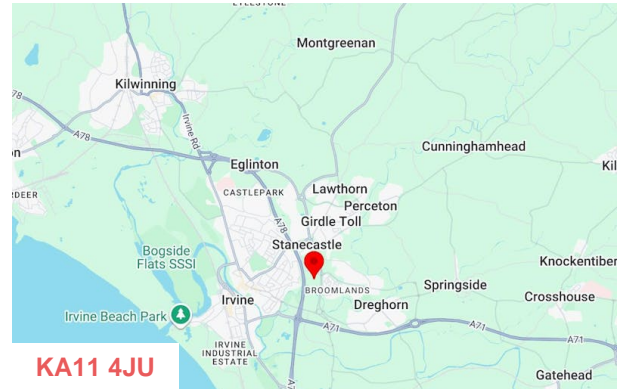
Ayr - 23 minutes

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    |
| <b>Total</b> | <b>12,491</b> | <b>1,160.45</b> |              |



## Viewing & Further Information

**Gregor Brown**

0141 212 0059 | 07717447897

gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059

kc@gmbrown.co.uk

