TO LET
INDUSTRIAL

GRAHAM SIBBALD

Unit 5 Keppenburn Workshops,
Main Road, Fairlie, Largs, KA29 0AS

- CLOSING DATE: WEDNESDAY 9TH SEPTEMBER 2026 AT 12NOON
- Modern industrial unit to let
- Desirable industrial location
- Potential for 100% rates relief

LOCATION

Fairlie has a resident population of approximately 1,424 persons (Census 2022). The subjects are situated on the west side of Main Road within the village of Fairlie, within a small industrial estate known as Keppenburn Workshops, approximately two miles to the south of Largs.

Glasgow lies approximately 35 miles to the north-east with Irvine approximately 18 miles to the south-east of the subjects. Main Road forms part of the A78 which is the principal route connecting Greenock to the north, with Troon and Prestwick to the south.

The surrounding area is primarily residential, while surrounding commercial occupiers include Spectrum Windows & Doors, HM Coastguard, Esso/Londis and Fairlie Marina.

DESCRIPTION

The subjects comprise a mid-terraced industrial property of steel portal framed construction, infilled with blockwork to dado height and profile metal cladding thereafter. The roof-covering is mono-pitched, clad in profile metal sheeting, incorporating translucent light panels.

Entrance is gained via an electronic vehicular access door, supplemented by a separate pedestrian access door.

The accommodation is open plan in nature, with a WC and kitchen area offered within the unit.

ACCOMMODATION

Ground Floor	46.3 Sq M	498 Sq Ft

RATEABLE VALUE

The current rateable value is £2,650.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

VAT
The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
EPC rating 'E'. Certificate available upon request.

QUOTING RENT
Offers over £6,000 are invited.

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

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:

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