TO LET
INDUSTRIAL

GRAHAM SIBBALD



Unit 13 Hill Street, Ardrossan, KA22 8HE

- CLOSING DATE: THURSDAY 5TH NOVEMBER 2026 AT 12 NOON
- Modern mid-terraced industrial unit
- Desirable industrial location
- Potential for 100% rates relief

LOCATION

Ardrossan is situated on the west coast of Scotland within North Ayrshire and has a resident population of approximately 10,332 persons (Census 2022). Ardrossan is situated approximately nine miles north-west of Irvine and 16 miles north-west of Kilmarnock, with Glasgow 34 miles north-east of the town.

Hill Street Industrial Estate is situated to the east of Hill Street, north of the junction with Princes Place.

The surrounding area comprises a mixture of residential and commercial accommodation with surrounding commercial occupiers including J&W Motors, Mobile Blinds, A&A Seafood Ltd and Al's Sign Shack Ltd.



DESCRIPTION

The subjects comprise a single storey mid-terraced industrial unit of steel portal frame construction with brick walls beneath a pitched roof, clad in profile metal sheeting.

Internally, the subjects provide an open plan warehouse with WC and office facilities.

ACCOMMODATION

Unit 13	955 Sq Ft	88.70 Sq M

RATEABLE VALUE

The current rateable value is £4,300.

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 'F'. Certificate available upon request.

QUOTING RENT
Offers Over £6,600 are Invited

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

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.



To arrange a viewing please contact:



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1. These particulars are intended as a 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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