

TO LET
INDUSTRIAL



**Unit 2L Second Avenue,
Heatherhouse Industrial Estate,
Irvine, KA12 8HL**

- Industrial premises with open plan offices
- Dedicated yard / car park area
- Maximum eaves height 8.00m
- 30,486 sq ft (2,832.15 sq m)

LOCATION

Irvine is situated approximately six miles west of Kilmarnock via the A71, 10 miles north of Ayr, 20 miles south east of Largs, and 26 miles south west of Glasgow via the A736. Irvine is situated approximately 6 miles west of the A77/M77 Ayr to Glasgow motorway.

The town has the benefit of railway services connecting north to Glasgow and south to Ayr/Stranraer.

Heatherhouse Industrial Estate is situated to the south of Irvine town centre. The premises are situated on Second Avenue which is accessed from Heatherhouse Road. The property is situated to the south of Riverway Retail Park, and to the east of the railway line. Surrounding occupiers include Merck Pharmaceuticals, Halfords Autocare and Tesco.



DESCRIPTION

The subjects comprise single storey detached industrial/ workshop accommodation with yard and car parking accommodation.

The premises are of steel portal frame construction with block and brick walls to 2.075 m (6 ft 10 in) with dry dash external finish above and double skin insulated metal cladding to eaves level. The pitched roof appears to be clad with double skin metal sheeting, incorporating translucent panels.

The premises have a solid concrete floor, blockwork walls to dado height and cladding above with an open pitched roof with insulated profile metal cladding. There is office and toilet accommodation provided within the premises at ground floor level, with substantial well fitted open plan office accommodation at first floor level with further cellular offices.

ACCOMMODATION

Ground Floor - Industrial / Warehouse	21,100 Sq Ft	1,960.19 Sq M
Ground Floor - Offices / Ancilliary	2,331 Sq Ft	216.55 Sq M
First Floor Offices	7,055 Sq Ft	655.41 Sq M
Total	30,486 Sq Ft	2,832.15 Sq M



VAT

The rental is quoted exclusive of VAT.

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

£140,000 Per Annum

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.

RATEABLE VALUE

The current rateable value is £72,750.

The current Uniform Business Rate for the financial year 2026/27 is 53.5p per pound of Rateable Value excluding water and sewerage charges.



To arrange a viewing please contact:



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