

Land At Moorfield North Industrial Park, Kilmarnock, KA2 0FE

- Fully Serviced Development Sites For Sale
- Development Opportunity
- Suitable for a variety of uses including road side retail and industrial/logistics
- Well located and easily accessible from the A71
- 2.393 - 8.947 acres (0.968 - 3.620 hectares)
- Offers in the region of £125,000 per acre are invited

The sites comprise two undeveloped grass plots of regular shape at the entrance to the estate. There is a high pressure gas main running through the sites, details are available on request.

The available plots are as follows:

Plot A: 2.652 ha (6.554 ac)
Plot B: 0.968 ha (2.393 ac)





LOCATION

Kilmarnock is situated within East Ayrshire and has a resident population of approximately 46,159 persons (Census 2011). The town is situated approximately 7 miles east of Irvine, 13 miles north east of Ayr, and 25 miles south west of Glasgow, connected by the A71 and A77/M77 trunk routes respectively. The A77 and M77 provides direct access to Glasgow and the Scottish motorway network.

Moorfield North Industrial Park is situated on the west side of Kilmarnock, fronting the A71 Kilmarnock to Irvine road and comprises a master-planned, fully serviced industrial park split into Phase 1 and Phase 2. Phase 1 was marketed by Graham + Sibbald and is currently under offer, with Phase 2 being promoted by East Ayrshire Council for industrial use.

The surrounding properties in the estate are generally commercial/industrial occupiers, including GAP, MKM Building Supplies, Braehead Foods, PDM and Burns Pet Nutrition.

SIZE

Floor	Hectares	Acres
Plot A	2.65	6.55
Plot B	0.97	2.39
Total	**3.62**	**8.95**

PRICE

Offers in the region of £125,000 per acre are invited.

TENURE

Freehold

USE CLASS

Land

VAT

The sale price is quoted exclusive of VAT. VAT is currently payable upon the purchase price.

LEGAL COSTS

Each party are to bear their own legal costs incurred with this transaction.

To arrange a viewing contact:



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