

TO LET
INDUSTRIAL



Mill Road, Kilbirnie, KA25 7DZ

- Substantial modern industrial accommodation
- Rarely available opportunity
- Maximum eaves height of 6.69m
- Sub-division of Unit 2 available in addition to Unit 1
- Flexible lease terms

LOCATION

Kilbirnie is a small town located in the Garnock valley of North Ayrshire which has a resident population of approximately 7,280 persons (Census 2022).

Kilbirnie is situated on the A76 which connects to the A737 to the east and the A76 to Largs on the west. Kilbirnie lies approximately 3.5 miles west of Beith, four miles north of Dalry, four miles north of Lochwinnoch, nine miles east of Largs and 25 miles south-west of Glasgow.

The subjects are located to the East of Mill Road at the junction with Garnock Street.



DESCRIPTION

The subjects comprise semi-detached industrial properties of steel portal framed construction clad in profile metal sheeting, surmounted by a steel trussed roof clad in profile metal sheeting incorporating translucent light panels. Flooring is of solid concrete throughout.

The property is in good industrial condition overall and offers open plan accommodation with a maximum eaves height of 6.69m, with Unit 1 offering a large mezzanine floor.

Both units offer WC facilities and vehicular loading doors, whilst yard space/car parking will be provided.

ACCOMMODATION

Unit 1	26,978 Sq Ft	2,506.36 Sq M
Unit 2	87,763 Sq Ft	8,154.47 Sq M

RATEABLE VALUE

To be reassessed on completion of division works.

USE CLASS

Industrial

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

Rent on Application

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

TENURE

Leasehold.

The premises are offered on Full Repairing and Insuring terms.

To arrange a viewing please contact:



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