TO LET
INDUSTRIAL

GRAHAM SIBBALD



14 Kyle Road, Irvine, KA12 8JU

- Extensive secure surfaced yard area
- 2 self contained industrial buildings
- Fully fitted trade counter area
- Total area 2,423.59 Sq M (26,088 Sq Ft)

LOCATION

Irvine, one of Scotland's New Towns, has a resident population of approximately 33,998 persons (Census 2022) with an established high-quality infrastructure, skilled workforce and transport links to Ayrshire and the Central Belt.

The subjects are situated within Irvine Industrial Estate, to the north side of Kyle Road.



DESCRIPTION

The subject property comprises two detached single-storey industrial buildings situated within a secure surfaced yard area with double entrance gates and palisade security fencing.

Number 12 comprises an industrial building with two storey office accommodation and trade counter of steel portal frame construction infilled to the elevations in a blockwork base core and clad in profile/corrugated sheeting. The multi-pitched roof is also clad in profile sheeting. Access to the main warehouse is possible on the front elevation through a full height electrically operated roller shutter door. Internally, a solid precast concrete floor runs throughout and the walls and ceilings are exposed to the cladding.

Number 14 comprises an industrial building of brick and steel- framed construction and is multi-pitched of varying heights with the addition of translucent sections at the apex. It has also been timber-lined to the underside of the pitched roof and has a 2-tonne crane within the main section.

RATEABLE VALUE

The current rateable value is £60,250.

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





ACCOMMODATION

Number 12 - Ground Floor	1,553.49 Sq M	16,722 Sq Ft
Number 12 - First Floor	173.89 Sq M	1,872 Sq Ft
Number 14	696.21 Sq M	7,494 Sq Ft
Total	**2,423.59 Sq M**	**26,088 Sq Ft**

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

£60,000 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.



To arrange a viewing please contact:



DEANNA HUGHES
Deanna.Hughes@g-s.co.uk
07771 066 816



FRASER LANG
Fraser.Lang@g-s.co.uk
07803 896 978

IMPORTANT NOTICE

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.