

DM HALL

To Let

Workshop/Business
Units, Kilwinning

Unit 2, Ashgrove
Workshops,
Kilwinning
KA13 6PU

79.71 sq m
(858 sq ft)



- Good location next to Kilwinning railway station
- Established industrial workshop and business units
- Nest workshop units of varying sizes and with 2.7m eaves height
- Unit 2 — gross internal area 79.71 sqm (858 sqft)
- 100% rates relief available
- Rent £6,700 per annum

DESCRIPTION

'Ashgrove Workshops' is a 'nest' industrial estate of 18 self-contained workshops of varying size with on-site car parking. Units range from 52 — 104 sq.m. (555 — 1,118 sq.ft.).

Unit 2 is in the south most block within the estate, and is in a mid terraced position with doors on to the shared courtyard parking area. Please note that Unit 2 does not have a vehicle access door.

Unit 2 extends to a gross internal floor area of 79.71 sqm (858 sqft), or thereby.

The rateable value is £4,600. The property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

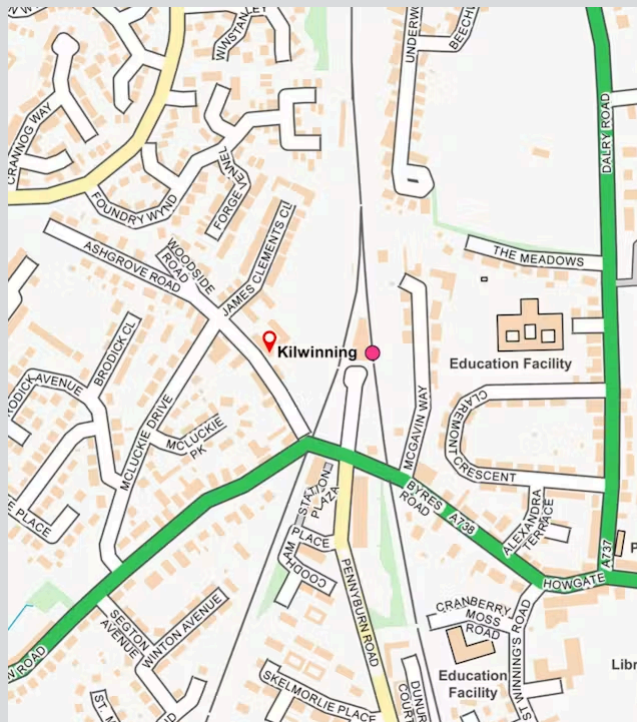
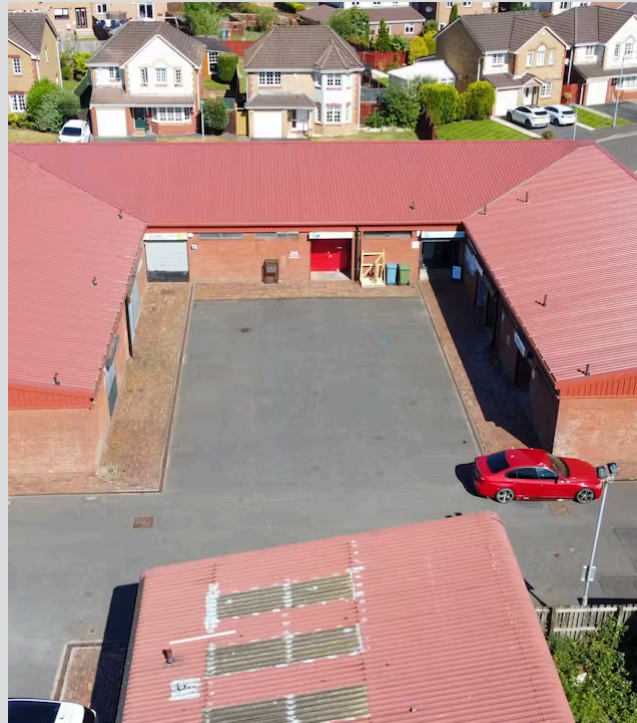
Rent of £6,700 per annum is sought based on a new full repairing and insuring lease of negotiable term.

A service charge is payable for common costs, including insurance, in the sum of £780 for the 2026/27 financial year.

The prices are quoted exclusive of VAT.

Each party to be responsible for their own legal costs incurred.

EPC available upon request.



LOCATION

'Ashgrove Workshops' is a well-established industrial estate in Kilwinning to the west of the town centre and adjacent to the recently upgraded railway station. The estate lies just off Stevenston Road, the main road route running through the town.

Kilwinning is a vibrant town in North Ayrshire with over 16,000 residents and is located approximately 30 miles south west of Glasgow and 4 miles north of Irvine. Kilwinning railway station offers fast and regular services to Ayr, Largs, Glasgow and Stranraer.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs



VAT

Applicable

SERVICE CHARGE

£780 per sq ft

NON-DOMESTIC RATES

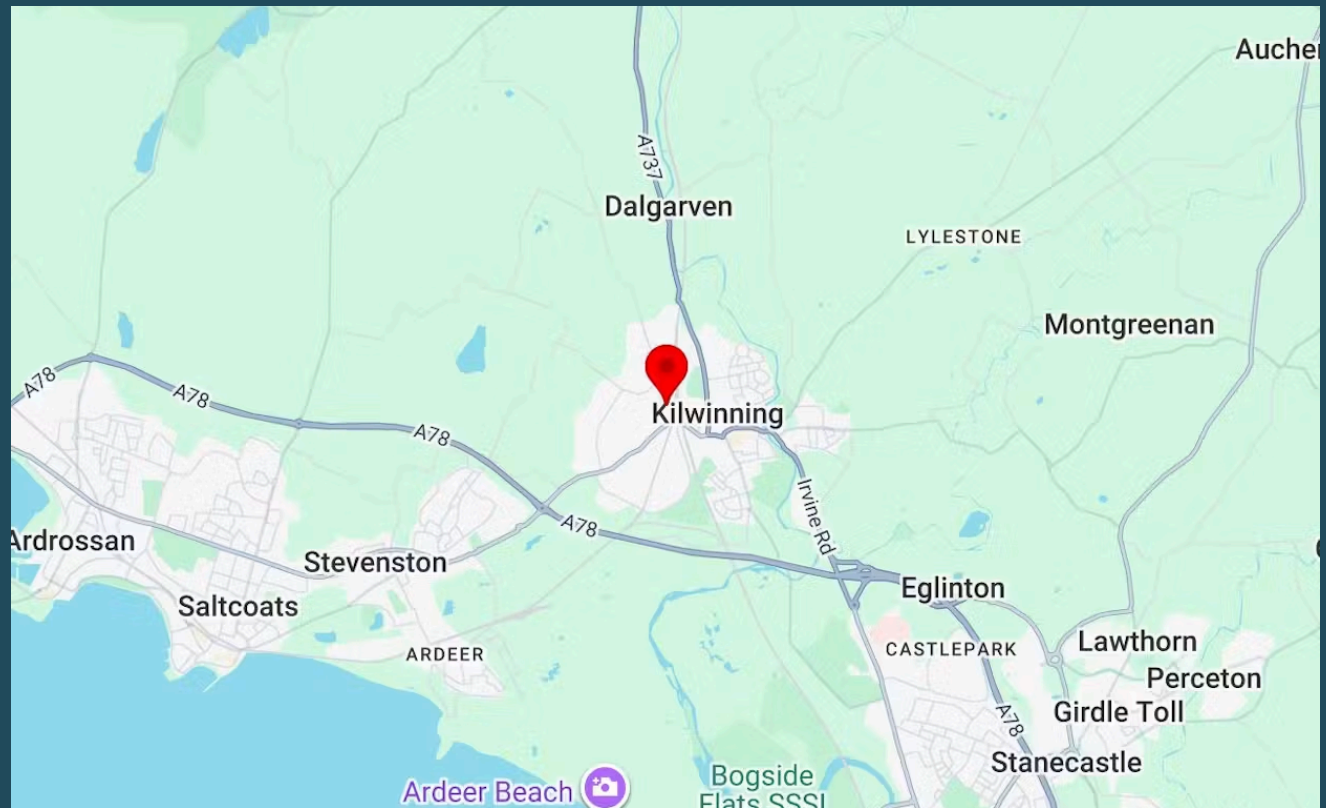
Rates Payable: 100% Rates relief available, subject to status
Rateable Value: £4,600

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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