

DM HALL

To Let

New Build Trade
Counter/Warehouse/Indu
Property, Glengarnock

Main Road,
Glengarnock,
KA14 3AH



2,239 sq ft
(208.01 sq m)

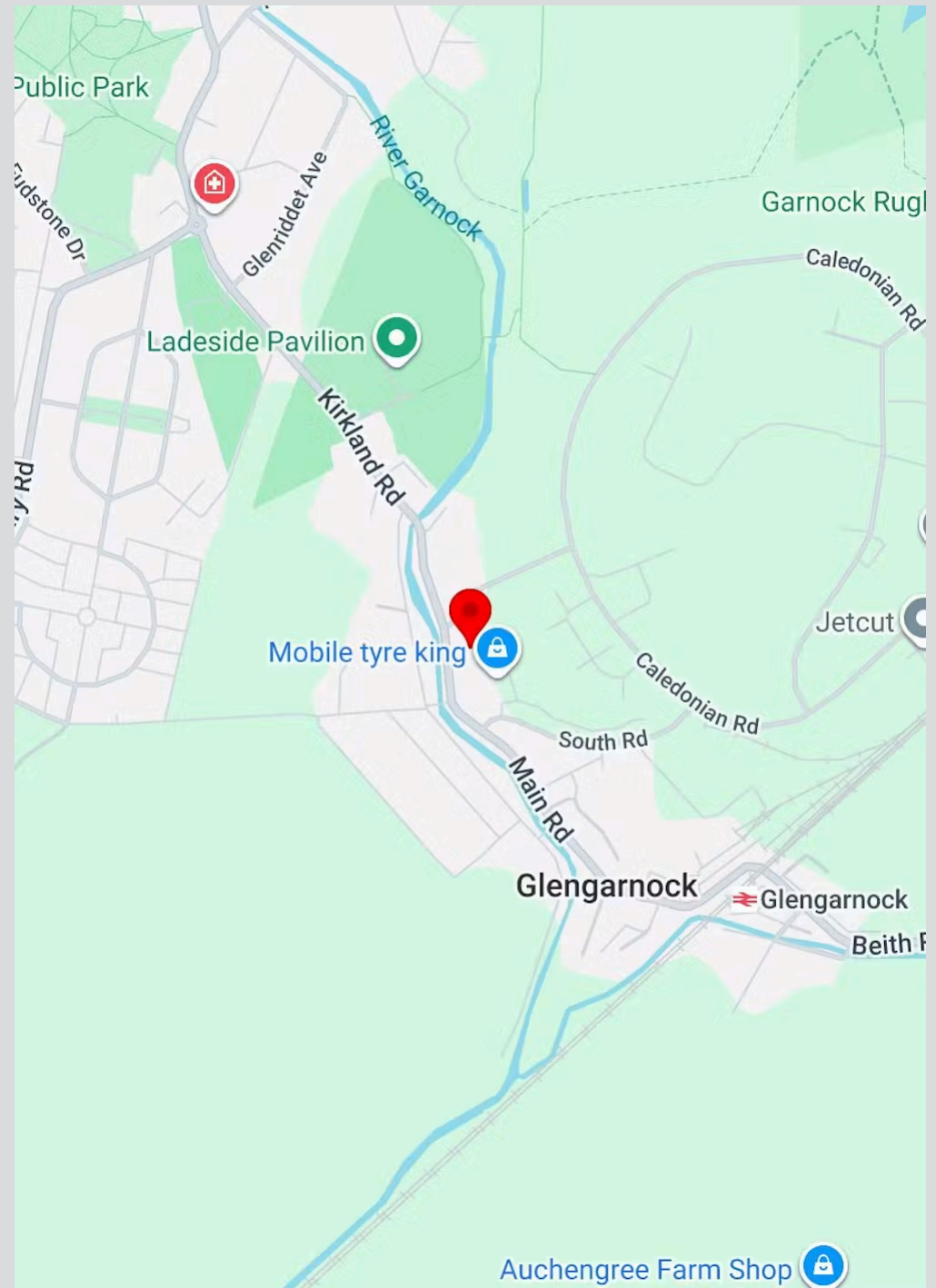
- Prominent roadside location in Glengarnock, North Ayrshire Close to A737 and only 14 miles from Paisley
- New build, detached trade counter unit/warehouse with car parking
- Gross internal area, 3 bay wide unit 208 sqm (2,239 sqft) with 3.8 m eaves
- Partial rates relief expected
- Rent £22,500 per annum plus VAT

LOCATION

Glengarnock is located in the North Ayrshire region and lies on the B777 between the towns of Kilbirnie and Beith. The location offers the following distances and drive times:

Kilbirnie 1 mile 4 minutes
 Beith 3 miles 7 minutes
 Largs 11 miles 20 minutes
 Irvine 13 miles 25 minutes
 Paisley 14 miles 25 minutes
 Hillington 18 miles 26 minutes .
 Glasgow 23 miles 37 minutes

Main Road forms part of the B777 and the property occupies a highly visible position on the east side of the road, close to its junction with a main access point to Lochside Industrial Estate.



DESCRIPTION

The property consists of a new build, detached trade counter/warehouse having the benefit of class 4/5/6 consent and with private tarmac surfaced yard/car park, taking access directly off Main Road.

The warehouse has an internal eaves height of 3.8m rising to an apex of 4.8m.

There is one vehicle entry door, with potential to introduce glazed pass doors, subject to negotiation. Services are provided awaiting tenant installation of ancillary accommodation.

The property extends to a gross internal floor area of 208 sqm (2,239 sqft).

The property requires to be assessed for rating purposes.

Rental offers of £22,500 per annum are invited for a new, full repairing and insuring lease for the current three bay wide unit.

EPC available upon request.

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

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

NON-DOMESTIC RATES

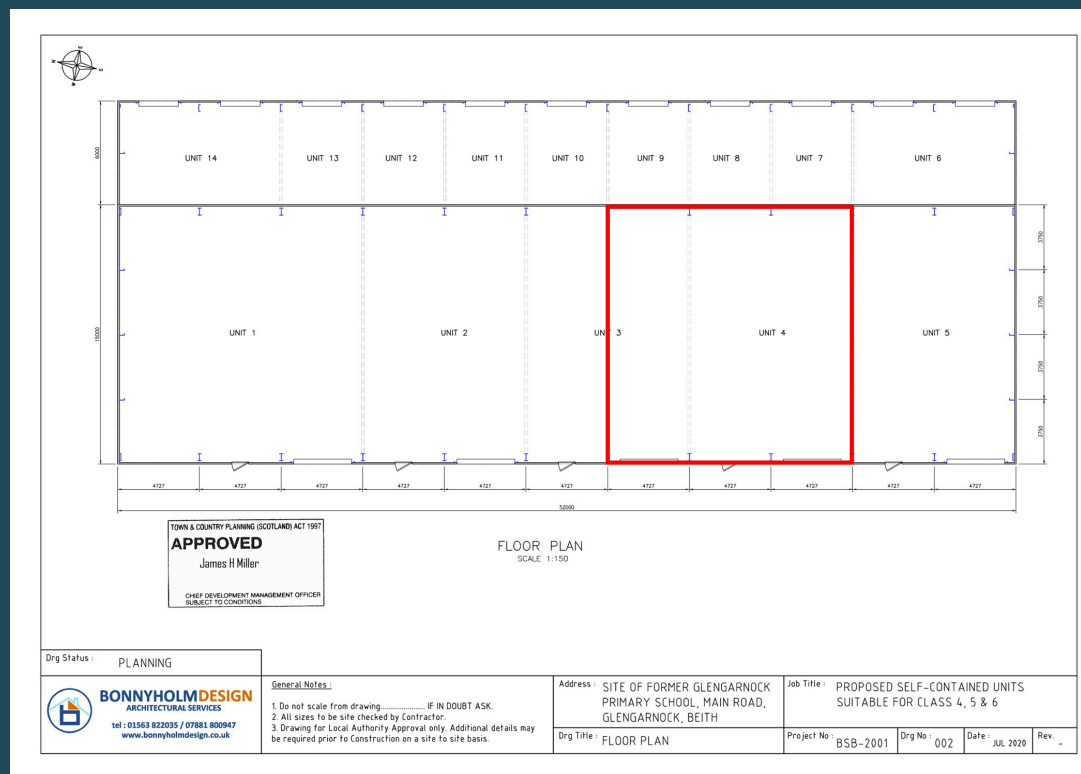
Rates Payable: The property requires to be assessed for rates purposes, with potential for rates relief on smaller sub-divisions and with the benefit of, at least, one year rates relief via Fresh Start Relief.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

DM Hall
Eldo House
Prestwick, KA9 2PB
01292 268055

DM HALL



PROPERTY REF: WSA2184

DATE OF PUBLICATION: AUGUST 2026

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.