TO LET - INDUSTRIAL

1 BREWSTER PLACE

RIVERSIDE BUSINESS PARK, IRVINE, KA11 5DD

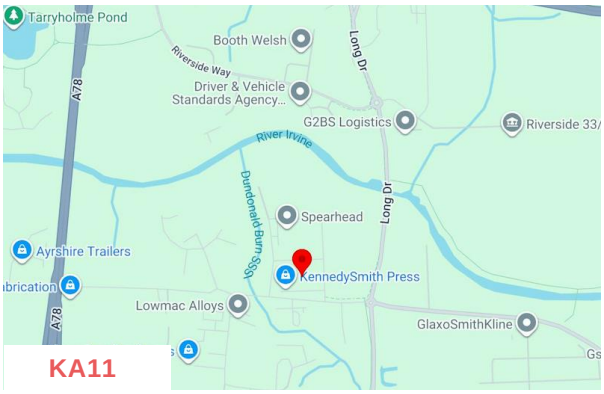


KEY HIGHLIGHTS

- 25,000 to 49,636 sq ft
- Under refurbishment - available from Q1 2027
- 2 x ground level access doors plus 3 x docks
- Excellent transport connections – A78 & A71 (M77)
- Warehouse/production & office accommodation
- 5.46m eaves rising to 6.63m at apex
- Generous yard / parking provisions

SUMMARY

Available Size	25,000 to 49,636 sq ft
Rent	Rent on application
Rates Payable	£110,192 per annum The property will require to be re-assessed for rates if it's split.
Rateable Value	£194,000
VAT	Applicable
EPC Rating	A



DESCRIPTION

Standalone industrial warehouse / production unit with offices, loading yard and car park. The proeprty is of steel portal frame construction clad with insulated panels on the roof and elevations.

Internally provides open-plan warehouse accommodation complete with mezzanine level with an eaves height of 5.46m, rising to 6.53m at apex. There are 2 x electrically operated ground level loading doors and 3 dock levellers provided. Two storey offices are provided providing a mixture of open-plan and cellular accommodation benefitting from; double glazed window units, HVAC system, electric wall mounted radiators, carpet floor coverings, LED lighting units.





LOCATION

The North Ayrshire town of Irvine is located approximately 6 miles west of Kilmarnock and 30 miles south west of Glasgow and benefits from excellent transport connections, being adjacent to the A78 and A71. The A78 provides access to Greenock, Ayr and to ferry terminals at Stranraer and Ardrossan, with the A71 providing direct access to the M77 motorway which connects with Glasgow. Glasgow Airport is located approximately 30 miles to the north east and Glasgow Prestwick International Airport is situated only 7 miles to the south.

Riverside Business Park is located south east of the town centre, immediately to the south of the A71 Irvine to Kilmarnock trunk road and close to the A78 Greenock to Prestwick dual carriageway. Brewster Place is accessible from Shewalton Road which in turn connects with Long Drive, the primary route into the Park from the Greenwood Interchange of the A71.

Nearby occupiers including XS-Stock, A. Vogel, GSK, G2BS Logistics, Barony Universal and Booth Welsh.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	32,201	2,991.57	Available
Mezzanine - Warehouse	5,187	481.89	Available
Ground - Offices	7,480	694.91	Available
1st - Offices	4,768	442.96	Available
Total	**49,636**	**4,611.33**	

JOINT AGENT

Iain Davidson, Colliers | Iain.Davidson@colliers.com | 07795 010118

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/11/2026