Modern Detached Industrial Warehouse / Manufacturing Building

1 Brewster Place, Riverside Business Park (i3), Irvine

TO LET
AVAILABLE Q1 2027



- 25,000 to 49,636 sq ft
- Warehouse/production & office accommodation
- 5.46m eaves height, rising to 6.63m at apex
- 2 ground level loading doors
- 3 dock level loading bays
- Loading yard with separate car parking
- Excellent transport connections – A78 & A71 (M77)
- Close proximity to Glasgow Prestwick International Airport – 7 miles

1 Brewster Place
Riverside Business Park (i3)
Irvine
KA11 5DD

Iain Davidson
Director
Industrial & Logistics
07795 010118
Iain.Davidson@colliers.com
Colliers.com/uk/industrial

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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 (re-branded i3 - Irvine, Innovation & Industry) is located to the south east of the town centre, immediately to the south of the A71 Irvine to Kilmarnock trunk road and a short distance east of its junction with 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.

Other Park occupiers include XS-Stock, A. Vogel, Kennedy Smith Press, Spearhead, Alerta, Alexanders Timber Design, G2BS Logistics, Labelling & Packaging Ltd, GSK, Barony Universal, Driver & Vehicle Standards Agency and Booth Welsh.

Description

The property comprises a 1980/90's detached industrial warehouse / production unit with offices, loading yard and car park.

Specification features:

Warehouse

- Steel portal frame construction
- Concrete floor (part painted, part vinyl)
- Profile metal clad elevations
- Profile metal clad roof
- PIR sensor LED lighting
- 2 x electrically operated ground level loading doors
- 3 dock levellers
- Eaves height approx. 5.46m, rising to 6.53m at apex
- Mezzanine area

Offices

- 2-storey office accommodation
- Providing a mix of open plan and cellular offices, meeting rooms, stores, kitchen, photographic studio and WCs
- Double glazed aluminium framed windows
- Heating by means of HVAC system and electric wall mounted heaters
- Fluorescent lighting
- Suspended tile ceilings
- Carpet tiled and vinyl floor coverings

External

- Tarmac loading area
- Tarmac front and side car parking

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Accommodation

	Sq ft	Sq m
Warehouse	32,201	2,991.50
Warehouse Mezzanine	5,187	481.86
Offices (Ground Floor)	7,480	694.95
Offices (1st Floor)	4,768	442.93
Total GIA (approx.)	**49,636**	**4,611.24**

Rating

The property is entered in the current Valuation Roll as follows (click here for entry).
Description: Workshop etc
Rateable Value: £194,000

We therefore estimate rates payable for 2026/27 to be approximately £106,312 p.a. Any rating enquiries should be directed to Ayrshire Valuation Joint Board – https://www.ayrshire-vjb.gov.uk/

Should the property be sub-divided it will require to be reassessed for rates purposes.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

EPC rating : A9

VAT

All prices, rents etc will be subject to VAT.

Lease Terms

The property is available to lease as a whole or alternatively consideration will be given to splitting it in half. The lease(s) will be on standard Full Repairing & Insuring terms for a minimum of 5 years.

Rent

On application.

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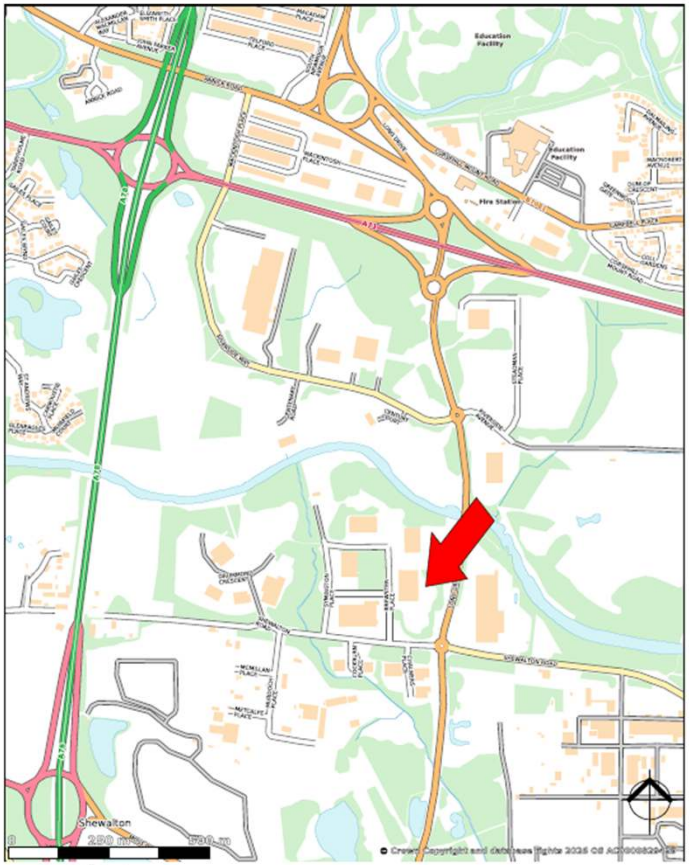


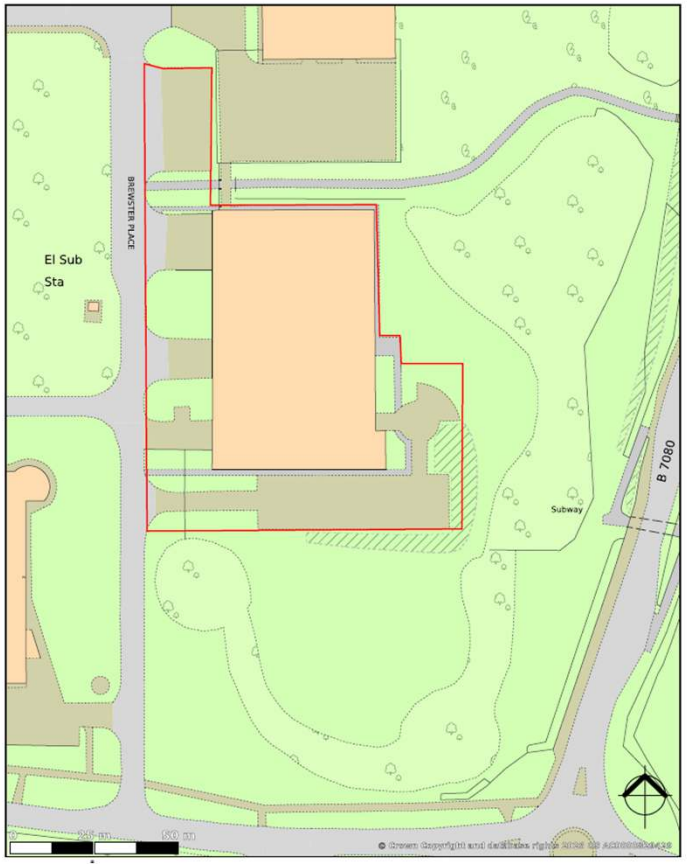




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Viewing / Further Information

For further information or to arrange a viewing please contact:



Colliers

Iain Davidson
Director | Industrial & Logistics
07795 010118
Iain.Davidson@colliers.com

G·M·BROWN

Gregor Brown
07717 447897
info@gmbrown.co.uk

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