

To Let

40 North Harbour Street offers 9,440 sq ft of industrial warehouse space with a secure yard. Located within fully secured Port of Ayr.

- Fully secured site
- Secure yard
- 3T and 5T crane in situ
- Modest eaves height
- Good quality office accommodation

40 North Harbour Street

Ayr, KA8 8AH

9,940 sq ft

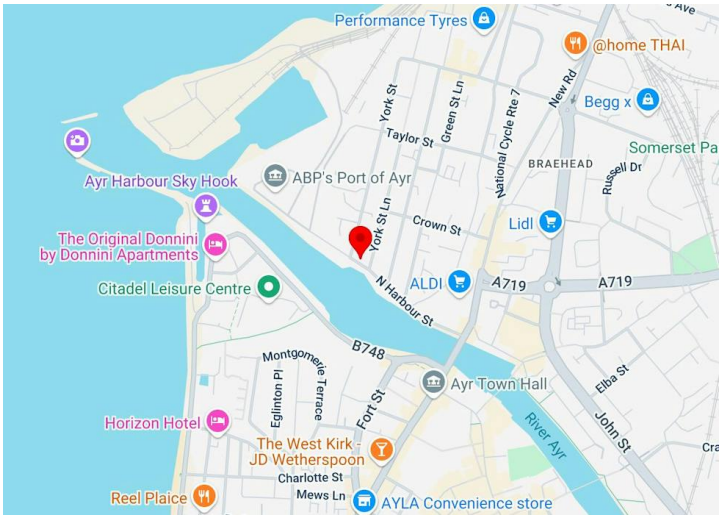
923.46 sq m

Reference: #301045

40 North Harbour Street

Ayr, KA8 8AH





Summary

Available Size	9,940 sq ft / 923.46 sq m
Rent	£5 per sq ft
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

40 North Harbour Street is located within the fully secured Port of Ayr. The property is of steel portal frame construction with profile metal sheet cladding elevations. The property benefits from two warehouse bays which have a 3T and 5T crane. There is ample office accommodation throughout the ground and first floor along with toilets and tea prep facilities.

The unit is access via a pedestrian entrance and roller shutter door to the rear. At the rear of the property, the unit benefits from a sizeable secure yard.

Location

The Port of Ayr is situated on the River Ayr where it meets the Firth of Clyde, 34-miles south west of Glasgow and close to Glasgow Prestwick Airport. Ayr is the first commercial port encountered by vessels entering the Firth of Clyde.

Backed by an experienced operating team, the port is capable of handling a wide variety of cargoes such as Dry Bulks, Scrap, Timber, heavy lift operations and is also a port of call for visiting cruise ships, with its close proximity to some of Scotland's best known attractions.

Situated on the West Coast of Scotland at the entrance to the Firth of Clyde, the Port of Ayr has easy access to rail networks and via trunk roads to the M77 for Glasgow, M8 for Edinburgh, and M74 for links to Northern England.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 40	9,940	923.46	Available
Total	**9,940**	**923.46**	

Viewings

Strictly by appointment via the listed agents.

Terms

Available on a new Full Repairing and Insuring leasehold basis.

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