TO LET

Rarely Available Opportunity

Modern Workshop Premises

Established commercial location close to Prestwick Airport

Includes off street parking

475.24 sq. m. (5,115 sq. ft.) including good quality mezzanine

Offers over £32,000 per annum

VIRTUAL TOUR

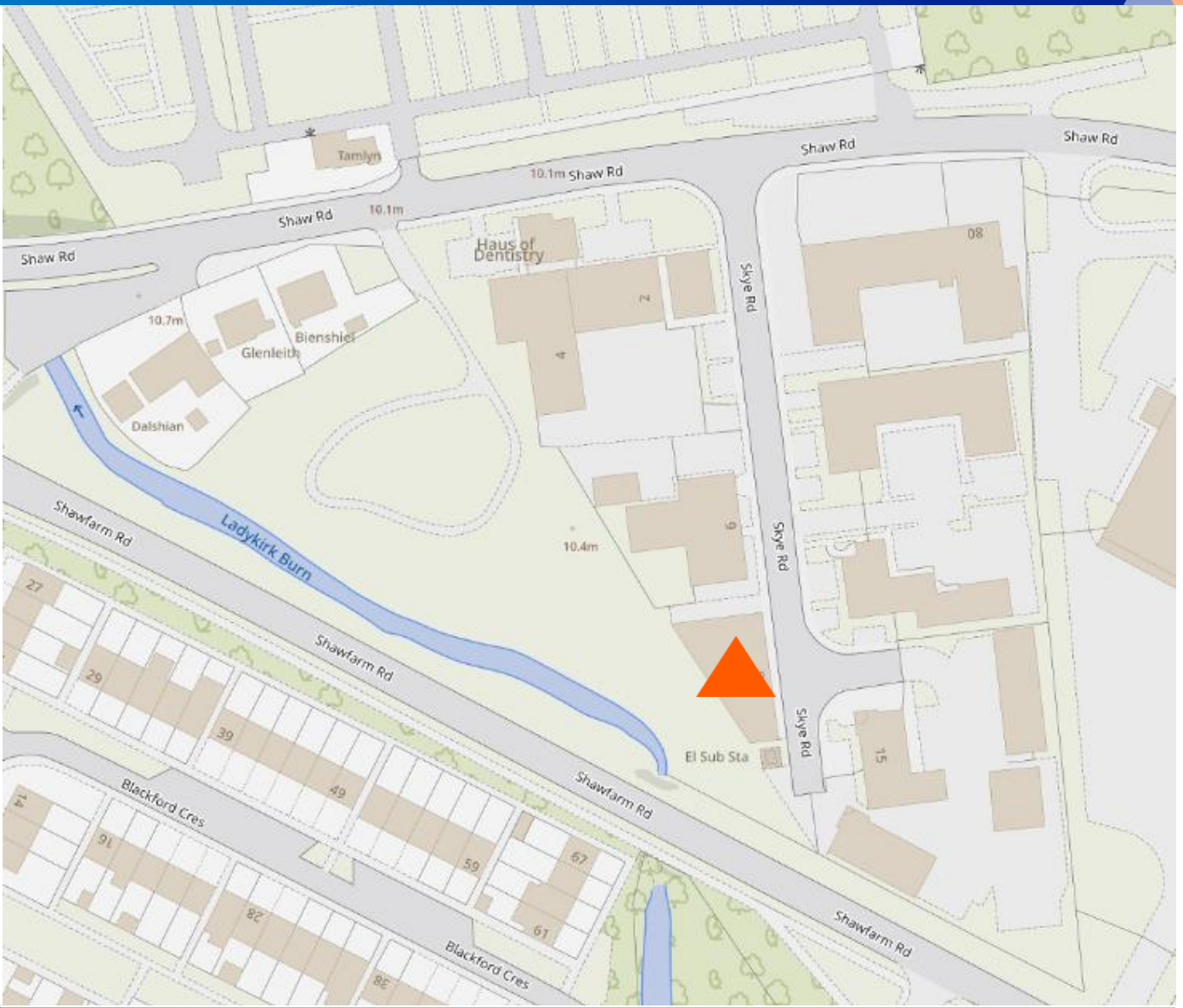
WHAT 3 WORDS

8 SKYE ROAD, PRESTWICK, KA9 2TA

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



Prestwick is one of the largest settlements in the South Ayrshire Council area with a resident population of around 15,000.

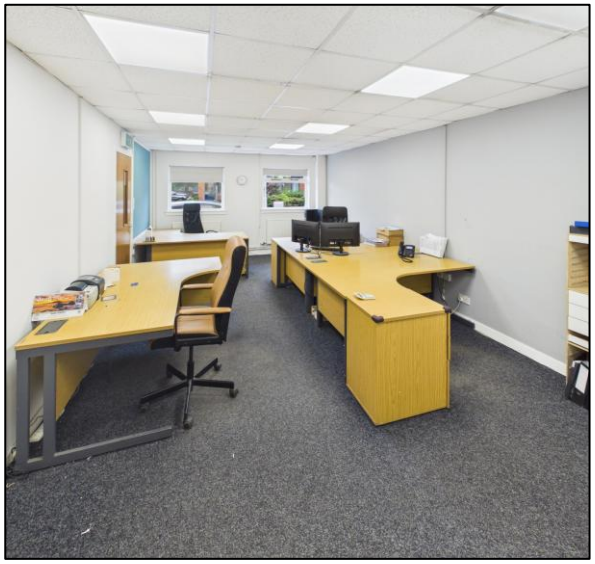
The subjects are located on Skye Road in an area of established commercial use to the north of Prestwick town centre and within close proximity of Prestwick airport.

The area is characterised by a range of modern industrial, workshop and office premises.

Good road access is available to the A77 and M77 to the north. Unrestricted on street car parking is available in the locality.

FIND ON GOOGLE MAPS

Description



The subjects comprise detached modern single storey industrial premises including generous office accommodation together with limited off street car parking.

The internal accommodation comprises the following:

- Workshop/Store
- Mezzanine Space
- Two Offices
- Reception Area
- Staff W.C.

The building is formed around a steel frame and of traditional industrial construction with a combination of profile metal sheet and facing brick finish to walls with a pitched insulated profile metal sheet roof.

Internally the property is well appointed throughout with a minimum eaves height of 3.2 metres.

The property includes off street car parking for four vehicles.

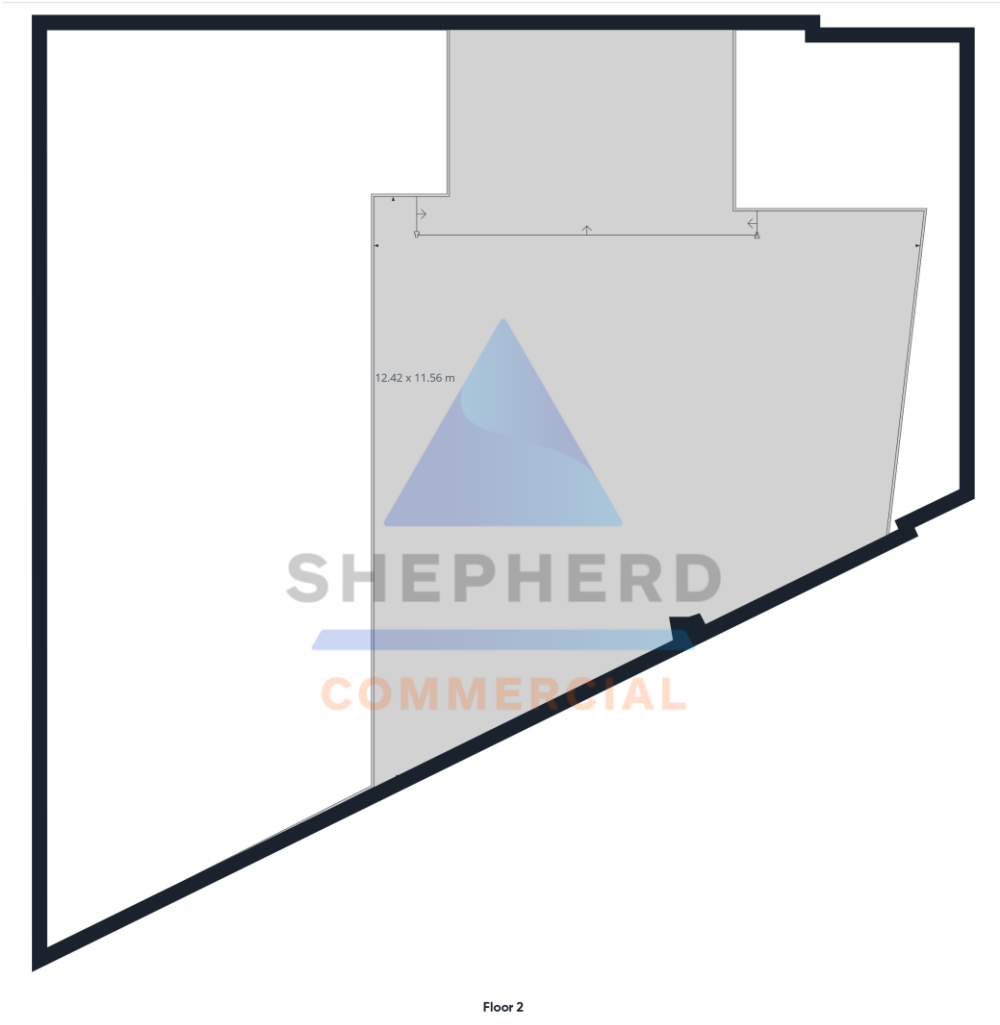
	m^2	ft^2
Ground	340.52	3,665
Mezzanine	134.72	1,450
Total	**475.24**	**5,115**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

8 SKYE ROAD, PRESTWICK

Ground Floor



Mezzanine

The Detail

Lease

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rent

Offers over **£32,000 per annum** are invited.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £17,800

Energy Performance Certificate

The property has an energy rating of E79. A copy of the EPC is available upon request.

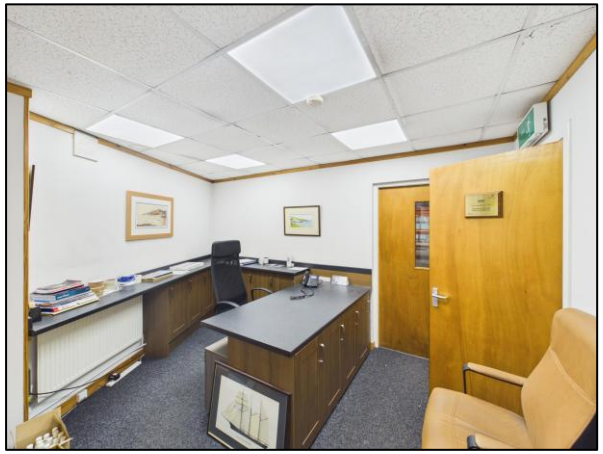
VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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