



**VIDEO
TOUR**
>>

AVAILABLE 2023

- > NEW BUILD INDUSTRIAL UNITS
- > ESTABLISHED COMMERCIAL LOCATION
- > EACH UNIT 100 SQ. M. (1,076 SQ. FT.)

TO LET

UNITS 1-16, 1 ARKWRIGHT WAY, IRVINE, KA11 4JU

CONTACT: Kevin N Bell BSc MRICS 01292 267987 kevin.bell@shepherd.co.uk www.shepherd.co.uk
Gregor M Brown BSc (Hons) MRICS 0141 212 0059 gb@gmbrown.co.uk www.gmbrown.co.uk



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LOCATION

The subjects are set within the town of Irvine which is one of Scotland's New Towns set within the North Ayrshire Council area around 25 miles south west of Glasgow.

Irvine has a resident population of around 33,700 and has a wide range of services and facilities available within the town centre. It is the main shopping and administrative centre for the North Ayrshire Council area.

The town enjoys good road transport links via the A78 and A71, the latter accessing the A77/M77 at Kilmarnock. Irvine also benefits from being on the Ayr-Glasgow rail line.

The property is located on Arkwright Way within the North Newmoor Industrial Estate area north of the i3 development area and south of Montgomerie Park, an area of residential development. The area lies to the east of Irvine town centre and east of the A78 trunk route which passes through the town north to south.

THE PROPERTY

The development will comprise 16 new build industrial units with accompanying car parking spaces.

The units will be available for entry 2023.

Indicative floor plans are attached.

ACCOMMODATION

Each unit will extend to approximately 100 sq. m. (1,076 sq. ft.) each.

RATING ASSESSMENT

The subjects are to be assessed upon completion.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's will be available upon completion.

LEASE TERMS

The units are available on new full repairing and insuring leases of negotiable length.

RENT

Further information available upon request.

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.

VALUE ADDED TAX

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

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

UNITS 1-16, 1 ARKWRIGHT WAY, IRVINE



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.

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

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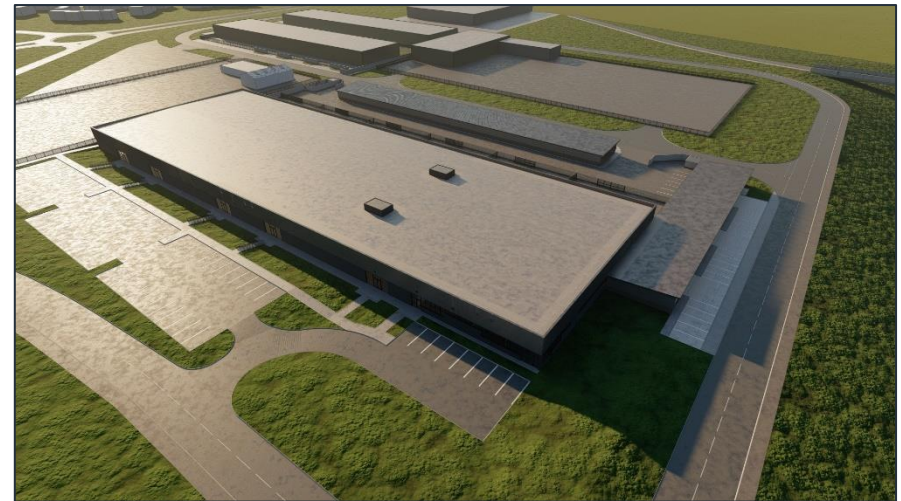
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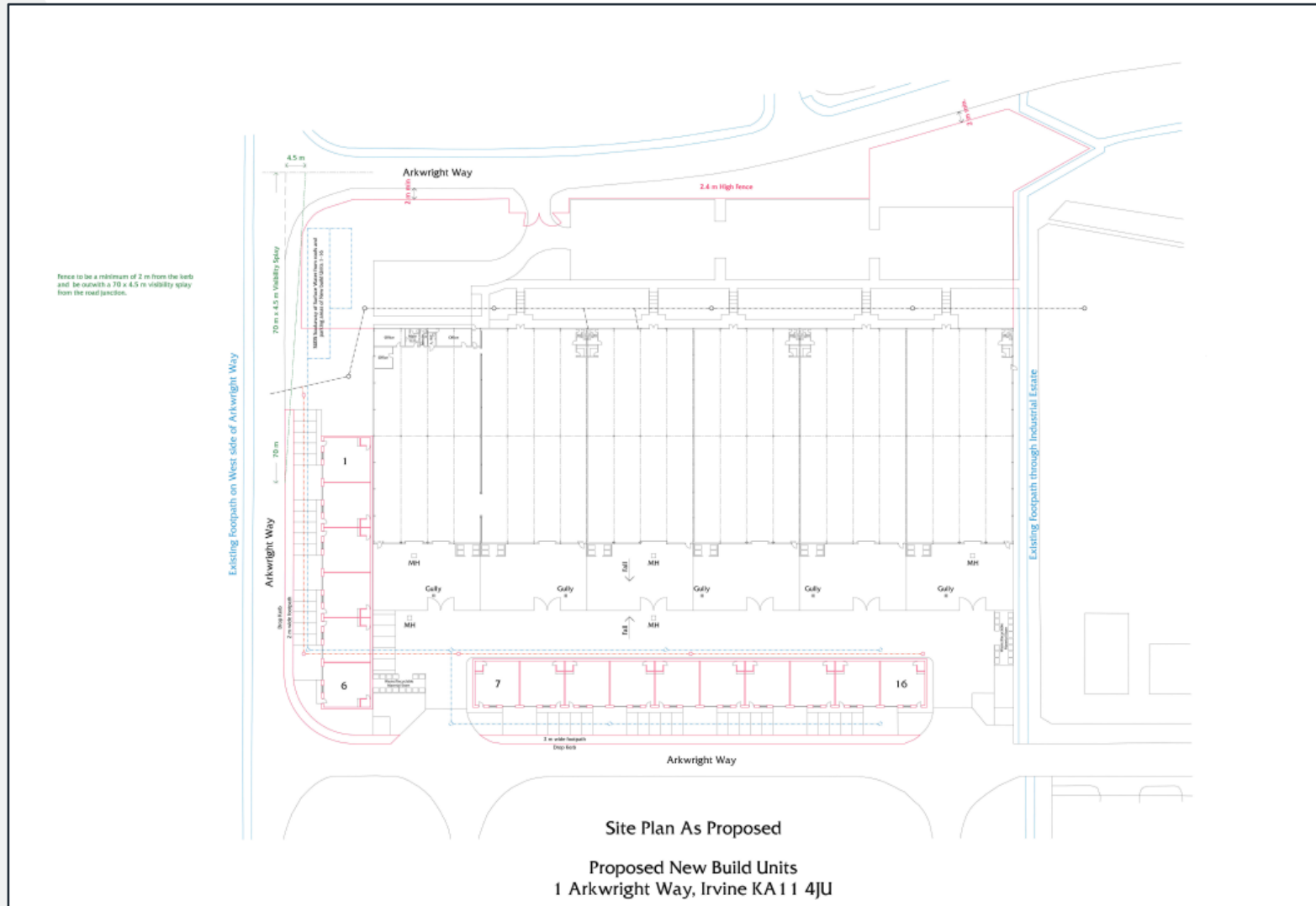
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