

TO LET

MODERN INDUSTRIAL UNIT

LAST UNIT REMAINING

REFURBISHED TO HIGH STANDARD

ESTABLISHED COMMERCIAL LOCATION

SECURE YARD INCLUDED

12,500 SQ FT

OFFERS OVER £50,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS

UNIT 3, ARK BUSINESS PARK, 1 ARKWRIGHT WAY, IRVINE, KA11 4JU

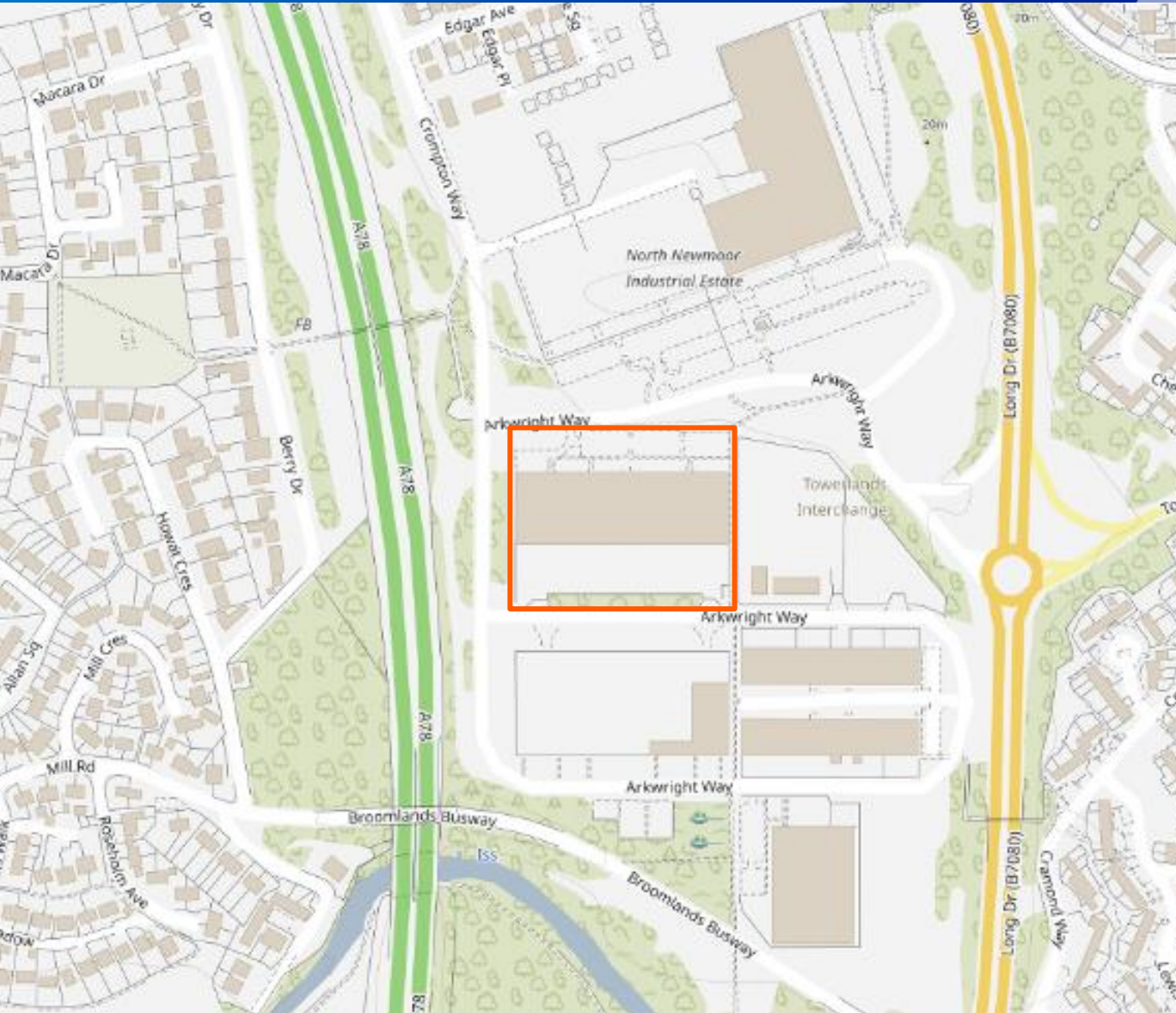
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Location

UNIT 3, ARK BUSINESS PARK, 1 ARKWRIGHT WAY, IRVINE



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 east of Irvine town centre and east of the A78 trunk route.

**Modern Industrial Unit in
Established Commercial Location**

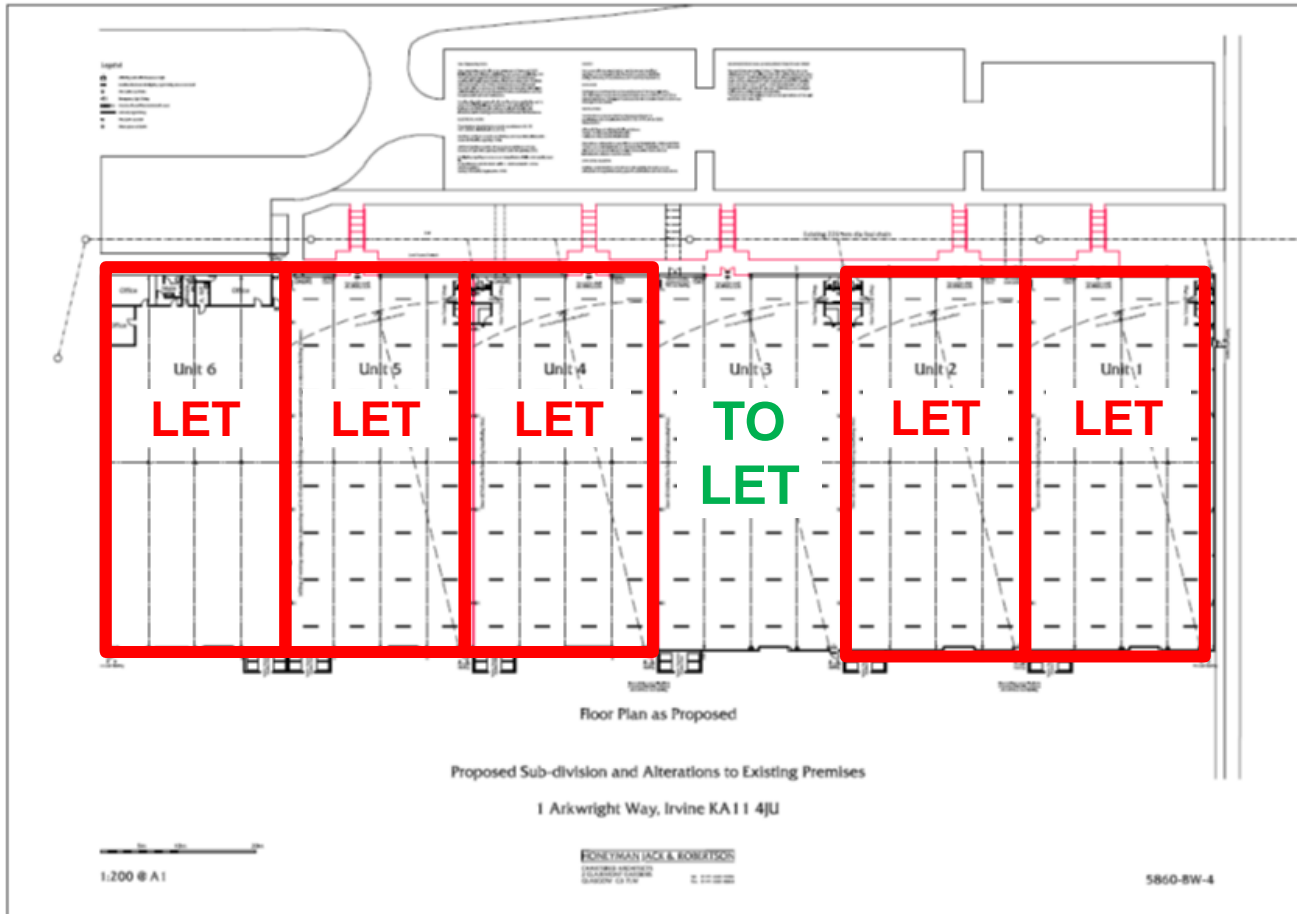


FIND ON GOOGLE MAPS



Description

UNIT 3, ARK BUSINESS PARK, 1 ARKWRIGHT WAY, IRVINE



The Property

The subjects comprise a single storey industrial unit in within terrace of six refurbished unit including secure yardage.

The unit includes an open workshop area with steel roller shutter doorway, staff w.c. facilities are included.

The eaves height is approximately 5.0 metres.

Accommodation

	m ²	ft ²
Unit 3	1,161.28	12,500

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



The Detail

UNIT 3, ARK BUSINESS PARK, 1 ARKWRIGHT WAY, IRVINE



Rental

Offers over **£50,000 per annum** are invited.

Lease Terms

The unit is available on a new full repairing and insuring leases of negotiable length.

Rateable Value

The rates will be reassessed upon completion of the refurbishment.

Energy Performance Certificate

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 joint 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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