

## TO LET

Modern Purpose Built  
Commercial/Industrial Centre



### Heathfield Industrial Park, Boundary Road, Ayr, KA8 9DJ



- Modern purpose built commercial/industrial centre
- A total of 31 new units in a landscaped setting
- Industrial/Trade Counter units from 139 sq. m. (1,500 sq. ft.)
- Flexible lease terms

#### VIEWING & FURTHER INFORMATION:

[AyrCommercial@shepherd.co.uk](mailto:AyrCommercial@shepherd.co.uk)

T: 01292 267987

F: 01292 611521

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### LOCATION

The site is located immediately adjacent to Boundary Road close to the heart of the popular Heathfield commercial centre, just off the A77/M77 road network which provides ease of access to all parts of Ayrshire, South West Scotland, the Central Belt and beyond. Heathfield Retail Park, Heathfield Business Park, B & Q, Asda and various national/ local car retailers are all represented closeby. The site is ideally placed to cater for the needs of staff and clients alike.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of 100,000.

#### THE PROPERTY

The subjects comprise a development of light industrial/commercial units formed around a steel frame with profile metal finish to walls and roof.

The development includes 26 well insulated units 50% of which (Units 50-74) have an office at 1<sup>st</sup> floor level with the benefit of gas fired central heating.

Each unit has a minimum wallhead height of 6 metres (circa 20 feet), is provided with a disabled toilet within the warehouse, and an electrically operated up and over door and high bay lighting.

The external areas within the development are a mix of tarmac and block paviors incorporating excellent street lighting.

The development has proved to be very attractive to many trade counter/light industrial users.

#### FLOOR AREAS

Approximate gross internal floor areas are shown overleaf.

#### SERVICES

Mains drainage, water, gas and electricity supplies are laid on to all units.

## **RATING ASSESSMENT**

See attached schedule.

## **ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

## **LEASE TERMS**

All new lease agreements will be framed in a standard format incorporating full repairing and insuring obligations. Lease terms are negotiable to suit specific commercial requirements.

## **RENTAL**

See attached table.

## **COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

## **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.

## **VIEWING**

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

A 22 Miller Road, Ayr, KA7 2AY

T 01292 267987

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UNIT NO.	GROUND FLOOR	MEZZANINE	TOTAL	ASKING RENT	RATEABLE VALUE (EST)	
42	326 m <sup>2</sup> ( 3,504 ft <sup>2</sup> )	-	326 m <sup>2</sup> ( 3,504 ft <sup>2</sup> )	£21,000 p.a.	£12,500	LET
44	338 m <sup>2</sup> ( 3,640 ft <sup>2</sup> )	-	338 m <sup>2</sup> ( 3,640 ft <sup>2</sup> )	£22,000 p.a.	£13,500	LET
46	450 m <sup>2</sup> ( 4,844 ft <sup>2</sup> )	-	450 m <sup>2</sup> ( 4,844 ft <sup>2</sup> )	£29,000 p.a.	£22,300	
48	241 m <sup>2</sup> ( 2,591 ft <sup>2</sup> )	-	241 m <sup>2</sup> ( 2,591 ft <sup>2</sup> )	£15,500 p.a.	£13,700	U/O
50	162 m <sup>2</sup> ( 1,739 ft <sup>2</sup> )	71 m <sup>2</sup> ( 761 ft <sup>2</sup> )	232 m <sup>2</sup> ( 2,500 ft <sup>2</sup> )	£15,000 p.a.	£11,200	LET
52	162 m <sup>2</sup> ( 1,739 ft <sup>2</sup> )	71 m <sup>2</sup> ( 761 ft <sup>2</sup> )	232 m <sup>2</sup> ( 2,500 ft <sup>2</sup> )	£15,000 p.a.	£11,200	
54	145 m <sup>2</sup> ( 1,565 ft <sup>2</sup> )	64 m <sup>2</sup> ( 685 ft <sup>2</sup> )	209 m <sup>2</sup> ( 2,250 ft <sup>2</sup> )	£13,500 p.a.	£10,900	LET
56	145 m <sup>2</sup> ( 1,565 ft <sup>2</sup> )	64 m <sup>2</sup> ( 685 ft <sup>2</sup> )	209 m <sup>2</sup> ( 2,250 ft <sup>2</sup> )	£13,500 p.a.	£10,900	LET
58	145 m <sup>2</sup> ( 1,565 ft <sup>2</sup> )	64 m <sup>2</sup> ( 685 ft <sup>2</sup> )	209 m <sup>2</sup> ( 2,250 ft <sup>2</sup> )	£13,500 p.a.	£10,900	
60	129 m <sup>2</sup> ( 1,390 ft <sup>2</sup> )	56 m <sup>2</sup> ( 608 ft <sup>2</sup> )	186 m <sup>2</sup> ( 2,000 ft <sup>2</sup> )	£12,000 p.a.	£10,600	LET
62	129 m <sup>2</sup> ( 1,391 ft <sup>2</sup> )	57 m <sup>2</sup> ( 609 ft <sup>2</sup> )	186 m <sup>2</sup> ( 2,000 ft <sup>2</sup> )	£12,000 p.a.	£10,600	LET
64	129 m <sup>2</sup> ( 1,391 ft <sup>2</sup> )	57 m <sup>2</sup> ( 609 ft <sup>2</sup> )	186 m <sup>2</sup> ( 2,000 ft <sup>2</sup> )	£12,000 p.a.	£10,600	
66	97 m <sup>2</sup> ( 1,043 ft <sup>2</sup> )	42 m <sup>2</sup> ( 456 ft <sup>2</sup> )	139 m <sup>2</sup> ( 1,500 ft <sup>2</sup> )	£ 9,000 p.a.	£ 6,900	LET
68	97 m <sup>2</sup> ( 1,043 ft <sup>2</sup> )	42 m <sup>2</sup> ( 457 ft <sup>2</sup> )	139 m <sup>2</sup> ( 1,500 ft <sup>2</sup> )	£ 9,000 p.a.	£ 6,300	LET
70	113 m <sup>2</sup> ( 1,217 ft <sup>2</sup> )	49 m <sup>2</sup> ( 533 ft <sup>2</sup> )	163 m <sup>2</sup> ( 1,750 ft <sup>2</sup> )	£10,500 p.a.	£ 7,900	LET
72	113 m <sup>2</sup> ( 1,217 ft <sup>2</sup> )	49 m <sup>2</sup> ( 533 ft <sup>2</sup> )	163 m <sup>2</sup> ( 1,750 ft <sup>2</sup> )	£10,500 p.a.	£ 8,000	LET
74	113 m <sup>2</sup> ( 1,217 ft <sup>2</sup> )	49 m <sup>2</sup> ( 533 ft <sup>2</sup> )	163 m <sup>2</sup> ( 1,750 ft <sup>2</sup> )	£10,500 p.a.	£ 8,100	LET
47	180 m <sup>2</sup> ( 1,938 ft <sup>2</sup> )	-	180 m <sup>2</sup> ( 1,938 ft <sup>2</sup> )	£11,600 p.a.	£10,600	
45	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	-	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	£14,300 p.a.	£12,500	
43	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	-	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	£14,300 p.a.	£12,500	LET
37	180 m <sup>2</sup> ( 1,938 ft <sup>2</sup> )	-	180 m <sup>2</sup> ( 1,938 ft <sup>2</sup> )	£11,600 p.a.	£11,200	LET
39	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	-	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	£14,300 p.a.	£12,500	
41	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	-	222 m <sup>2</sup> ( 2,387 ft <sup>2</sup> )	£14,300 p.a.	£12,500	
31	185 m <sup>2</sup> ( 1,995 ft <sup>2</sup> )	71 m <sup>2</sup> ( 750 ft <sup>2</sup> )	256 m <sup>2</sup> ( 2,756 ft <sup>2</sup> )	£16,500 p.a.	£ 9,600	LET
33	168 m <sup>2</sup> ( 1,800 ft <sup>2</sup> )	64 m <sup>2</sup> ( 700 ft <sup>2</sup> )	232 m <sup>2</sup> ( 2,497 ft <sup>2</sup> )	£15,000 p.a.	£ 8,900	LET
35	168 m <sup>2</sup> ( 1,800 ft <sup>2</sup> )	64 m <sup>2</sup> ( 700 ft <sup>2</sup> )	232 m <sup>2</sup> ( 2,497 ft <sup>2</sup> )	£15,000 p.a.	£ 8,900	LET
5A *	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	-	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	£32,000 p.a.	-	
5B *	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	-	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	£32,000 p.a.	-	
5C *	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	-	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	£32,000 p.a.	-	
5D *	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	-	500 m <sup>2</sup> ( 5,382 ft <sup>2</sup> )	£32,000 p.a.	-	

\* Premises currently under construction, due for completion Spring 2018

