

TO LET Modern Purpose Built Commercial/Industrial Centre

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



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^{st} floor level with the benefit of gas fired central heating.

• 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

T: 01292 267987 F: 01292 611521

www.shepherd.co.uk

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.

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Reviews Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

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

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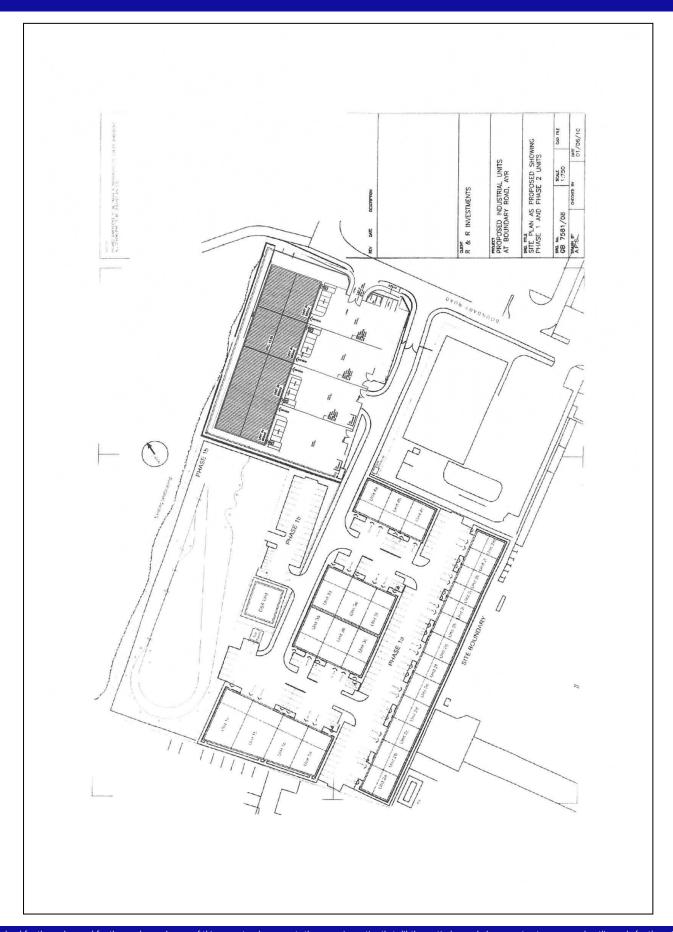






UNIT NO.	GROUND FLOOR	MEZZANINE	TOTAL	ASKING RENT	RATEABLE VALUE (EST)	
42 44 46 48	326 m² (3,504 ft²) 338 m² (3,640 ft²) 450 m² (4,844 ft²) 241 m² (2,591 ft²)	- - -	326 m² (3,504 ft²) 338 m² (3,640 ft²) 450 m² (4,844 ft²) 241 m² (2,591 ft²)	£21,000 p.a. £22,000 p.a. £29,000 p.a. £15,500 p.a.	£12,500 £13,500 £22,300 £13,700	LET LET U/O
50 52 54	162 m² (1,739 ft²) 162 m² (1,739 ft²) 145 m² (1,565 ft²)	71 m² (761 ft²) 71 m² (761 ft²) 64 m² (685 ft²)	232 m² (2,500 ft²) 232 m² (2,500 ft²) 209 m² (2,250 ft²)	£15,000 p.a. £15,000 p.a. £13,500 p.a.	£11,200 £11,200 £10,900	LET LET
56 58 60 62 64 66	145 m ² (1,565 ft ²) 145 m ² (1,565 ft ²) 129 m ² (1,390 ft ²) 129 m ² (1,391 ft ²) 129 m ² (1,391 ft ²) 97 m ² (1,043 ft ²)	64 m ² (685 ft ²) 64 m ² (685 ft ²) 56 m ² (608 ft ²) 57 m ² (609 ft ²) 57 m ² (609 ft ²) 42 m ² (456 ft ²)	209 m ² (2,250 ft ²) 209 m ² (2,250 ft ²) 186 m ² (2,000 ft ²) 186 m ² (2,000 ft ²) 186 m ² (2,000 ft ²) 139 m ² (1,500 ft ²)	£13,500 p.a. £13,500 p.a. £12,000 p.a. £12,000 p.a. £12,000 p.a. £ 9,000 p.a.	£10,900 £10,900 £10,600 £10,600 £10,600 £ 6,900	LET LET LET LET
68 70 72 74	97 m² (1,043 ft²) 113 m² (1,217 ft²) 113 m² (1,217 ft²) 113 m² (1,217 ft²)	42 m ² (457 ft ²) 49 m ² (533 ft ²) 49 m ² (533 ft ²) 49 m ² (533 ft ²)	139 m² (1,500 ft²) 163 m² (1,750 ft²) 163 m² (1,750 ft²) 163 m² (1,750 ft²)	£ 9,000 p.a. £10,500 p.a. £10,500 p.a. £10,500 p.a.	£ 6,300 £ 7,900 £ 8,000 £ 8,100	LET LET LET LET
47 45 43 37 39 41	180 m² (1,938 ft²) 222 m² (2,387 ft²) 222 m² (2,387 ft²) 180 m² (1,938 ft²) 222 m² (2,387 ft²) 222 m² (2,387 ft²)	- - - -	180 m ² (1,938 ft ²) 222 m ² (2,387 ft ²) 222 m ² (2,387 ft ²) 180 m ² (1,938 ft ²) 222 m ² (2,387 ft ²) 222 m ² (2,387 ft ²)	£11,600 p.a. £14,300 p.a. £14,300 p.a. £11,600 p.a. £14,300 p.a. £14,300 p.a.	£10,600 £12,500 £12,500 £11,200 £12,500 £12,500	LET LET
31 33 35	185 m² (1,995 ft²) 168 m² (1,800 ft²) 168 m² (1,800 ft²)	71 m² (750 ft²) 64 m² (700 ft²) 64 m² (700 ft²)	256 m² (2,756 ft²) 232 m² (2,497 ft²) 232 m² (2,497 ft²)	£16,500 p.a. £15,000 p.a. £15,000 p.a.	£ 9,600 £ 8,900 £ 8,900	LET LET LET
5A * 5B * 5C * 5D *	500 m² (5,382 ft²) 500 m² (5,382 ft²) 500 m² (5,382 ft²) 500 m² (5,382 ft²)	-	500 m² (5,382 ft²) 500 m² (5,382 ft²) 500 m² (5,382 ft²) 500 m² (5,382 ft²)	£32,000 p.a. £32,000 p.a. £32,000 p.a. £32,000 p.a.	-	

* Premises currently under construction, due for completion Spring 2018



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