



**AVAILABLE TO LET**

## Unit 66 Heatherhouse Industrial Estate Third Avenue Irvine KA12 8HN



Unit 66 Heatherhouse Industrial Estate, Third Avenue, Irvine KA12 8HN

Industrial for rent, 36,250 sq ft, p.o.a

For more information visit <https://realla.co/m/35237-unit-66-heatherhouse-industrial-estate-third-avenue-irvine-ka12-8hn-unit-66-heatherhouse-industrial-estate>

Sorcha Johnstone  
sorcha.johnstone@g-s.co.uk

Fraser Lang  
fraser.lang@g-s.co.uk



The subjects comprise a single storey detached industrial unit of brickwork construction partially roughcast rendered externally and facing blockwork externally in part. The roof is predominantly of pitched design with a series of six pitches to the main building clad in profile metal sheeting. The building is surrounded by an enclosed tarmac surfaced yard area with significant yard/ car parking facilities serving the building.

**Highlights**

- Industrial and office building
- Extensive enclosed service car park/ yard
- Well established business and retail location
- Development opportunity for alternative use
- 3,367.69 sq m (36,250 sq ft)

**Property details**

|                          |   |
|--------------------------|---|
| <b>Rent</b>              | P.O.A   |
| <b>Rateable value</b>    | £108,000  |
| <b>UBR 2019/2020</b>     | 0.516   |
| <b>Building type</b>     | Industrial  |
| <b>Planning class</b>    | Class 4   |
| <b>Secondary classes</b> | Class 5   |
| <b>Size</b>              | 36,250 Sq ft  |
| <b>VAT charges</b>       | The rental quoted is exclusive of VAT. VAT will be payable upon rent and any other charges. |
| <b>EPC category</b>      | G   |
| <b>EPC certificate</b>   | Available on request  |

| Unit    | Floor  | Size sq ft | Status    |
|---------|--------|------------|-----------|
| Unit 66 | Ground | 36,250 GIA | Available |

\* All sizes GIA

**More information**

[Visit microsite](#)

<https://realla.co/m/35237-unit-66-heatherhouse-industrial-estate-third-avenue-irvine-ka12-8hn-unit-66-heatherhouse-industrial-estate>

**Contact us**

Graham + Sibbald

[www.g-s.co.uk](http://www.g-s.co.uk)

[linkedin.com/company/graham-&-sibbald/](https://www.linkedin.com/company/graham-&-sibbald/)

[@graham\\_sibbald1](https://twitter.com/graham_sibbald1)

Sorcha Johnstone

Graham + Sibbald

01563 528 000

[sorcha.johnstone@g-s.co.uk](mailto:sorcha.johnstone@g-s.co.uk)

Fraser Lang

Graham + Sibbald

01563 528 000

[fraser.lang@g-s.co.uk](mailto:fraser.lang@g-s.co.uk)

Quote reference: KIL-2018\03\0017

Viewings strictly by appointment through Graham + Sibbald.

23/05/2019&nbsp;Please read carefully 1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.