



# NORTH HARBOUR TRADING ESTATE

WAGGON WAY • AYR • KA8 8BN

## TO LET INDUSTRIAL WORKSHOP UNITS

- Mixed commercial location north of Ayr Town Centre
- Industrial and trade estate close to the Port of Ayr
- Workshop units ranging 93 – 279 sq.m (1,000 – 3,000 sq.ft)
- Three phase power and vehicle doors
- 100% rates relief available
- Availability upon request

**DM HALL**  
CHARTERED SURVEYORS

**Commercial Department**  
15 Miller Road, Ayr, KA7 2AX  
01292 268055



## LOCATION

North Harbour Trade Estate is an established and prime industrial and trade counter location to the north of Ayr Town Centre, adjacent to Aldi and a short distance east of the Port of Ayr.

Ayr is the principle town within the Ayrshire region having a population in excess of 46,000 persons and a regional catchment of around 370,000 persons. The town lies 39 miles south west of Glasgow with a one hour drive time via the A/M77. The nearby railway station offers regular service to Glasgow and Stranraer.

## DESCRIPTION

- Up to 22 workshop units
- Well maintained and landscaped grounds
- On site car parking and a public car park nearby
- Units ranging from 93 – 279 sq.m (1,000 – 3,000 sq.ft)
- Eaves of 2.5 m (8'5") rising to 3.75 m (12'5" ft)
- Vehicle entry doors to each unit
- Three phase power supply
- Potential for alternative uses, subject to consent

## RATING

100% rates relief available through the Small Business Bonus Scheme, subject to occupier status.

## AVAILABILITY

Availability, sizes and costs upon request to the letting agents. All costs are quoted exclusive of VAT, which does apply.

## EPC

Upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the Tenant liable for any LBTT and registration dues.

## VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole letting agent:

Anthony Zdanowicz  
Tel: 01292 268055  
e-mail: anthonyz@dmhall.co.uk

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## REFERENCE

WSA1761

## DATE OF PUBLICATION

January 2020



### IMPORTANT NOTE

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## Availability January 2020

Unit	Area (sq.m)	Area (sq.ft)	Rent (pa)	S/C (pa)	RV	**Rates Payable
7	93	1,000	£7,500	£650	£7,000	£0
13	139	1,500	£11,250	£975	£10,000	£0
22	93	1,000	£7,500	£650	£6,900	£0

