

## **AVAILABLE TO LET**

# Unit 69 Heatherhouse Third Avenue Irvine KA12 8HN

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Industrial for rent, 9,713 sq ft, p.o.a

For more information visit https://realla.co/m/35243-unit-69-heatherhouse-third-avenue-irvine-ka12-8hn-unit-69-heatherhouse-third-avenue

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The subjects currently comprise a former industrial unit of steel framed double portal construction with brickwork walls roughcast rendered and clad beneath a double pitched roof. Office accommodation is created to the north elevation by way of a cavity brickwork construction roughcast rendered externally beneath a flat roof. An enclosed yard area is included to the south of the building and car parking area to the north fronting directly to Tesco Extra. Opportunity exists for the complete redevelopment of the existing building.

#### **Highlights**

- Industrial building
- Dedicated car parking
- · Well established business and retail location
- Retail development potential opposite Tesco Extra
- Existing building 902.32 sq m (9,713 sq ft)

### **Property details**

Rent	P.O.A		
Rateable value	£28,400		
UBR 2019/2020	0.49		
Building type	Industrial		
Secondary use	New development		
Planning class	Class 4		
Secondary classes	Class 5		
Size	9,713 Sq ft		
VAT charges	The rental quoted is exclusive of VAT. VAT will be payable upon rent and any other charges.		
EPC category	E		
EPC certificate	Available on request		

Unit	Floor	Size sq ft	Status
Unit 69	Ground	9,713 GIA	Available

<sup>\*</sup> All sizes GIA

#### More information

## Visit microsite

https://realla.co/m/35243-unit-69-heatherhouse-third-avenue-irvine-ka12-8hn-unit-69-heatherhouse-third-avenue

#### Contact us

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Viewings strictly by appointment through Graham

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