



AVAILABLE TO LET

11 Portland Avenue Irvine KA12 8NL

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Industrial for rent, 3,006 sq ft, £12,000 per annum (quoting)

For more information visit <https://www.realla.co.uk/m/44515-11-portland-avenue-irvine-ka12-8nl-11-portland-avenue>

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Industrial Unit with Yardage/Car Parking

The subjects comprise a semi-detached industrial building of steel frame/brick construction, rendered externally in part, beneath a pitched roof clad in metal sheeting.

Internally, the subjects comprise an open plan industrial unit with office, kitchen and WC facilities to the ground floor with storage accommodation located with the mezzanine floor. The subjects benefit from a surfaced car park/yard area to the front elevation.

Surrounding occupiers include J&W Carpets, Speirs, Ayrshire Building & Timber Supplies and Thistle Help Ltd.

Highlights

- Modern Industrial Unit
- Commercial Location
- Potential for 100% Rates Relief
- 279.28 sq m (3,006 sq ft)

Property details

Rent	£12,000 per annum (Quoting)
Rateable value	£10,900
UBR 2019/2020	0.49
Building type	Industrial
Planning class	Class 4
Secondary classes	Class 5, Class 6
Size	3,006 Sq ft
VAT charges	The rental quoted is exclusive of VAT. VAT is not currently payable upon the rent.
Lease details	Full repairing and insuring lease terms.
EPC category	G
EPC certificate	Available on request

Unit	Size sq ft	Status
Ground	2,359 GIA	Available
Mezzanine	647 GIA	Available

More information

[Visit microsite](#)

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Contact us

Graham + Sibbald

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Viewings strictly by appointment through Graham + Sibbald.

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