



**AVAILABLE TO LET**

## Land At 3 Kyle Road Irvine KA12 8JF

3 Kyle Road, Irvine KA12 8JF



Land for rent, 0.74 acres, £10,000 per annum

For more information visit <https://www.realla.co.uk/m/40591-land-at-3-kyle-road-irvine-ka12-8jf-3-kyle-road>

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# Land At 3 Kyle Road Irvine KA12 8JF

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## Prominent Industrial Site For Lease

Irvine, one of Scotland's new towns, has a resident population of approximately 33,698 persons (Census 2011) and has established high quality infrastructure, skilled workforce and transport links to Ayrshire and the central belt.

The town is situated approximately 8 miles west of Kilmarnock via the A71, 10 miles north of Ayr, 20 miles south east of Largs and 26 miles south west of Glasgow via the A736. Irvine is situated approximately 6 miles west of the A77/M77 Ayr to Glasgow motorway. Irvine is connected to both Glasgow Central and Ayr railway stations.

The site is located on the east side of Kyle Road and is accessed via Cunninghame Road. Surrounding occupiers are predominantly of commercial use.

The subjects comprise a rectangular shaped site which is currently hardcore surfaced. The site is bound by palisade fencing. The subjects comprise a vacant industrial site which ideally would suit an occupier who is looking for a yard and storage.

### Highlights

- Industrial Site For Lease
- Commercial Location
- Suitable for a variety of uses
- 0.30 Ha (0.74 Ac)
- Offers in excess of £10,000 per annum

### Property details

<b>Rent</b>	£10,000 per annum
<b>Building type</b>	Land
<b>Planning class</b>	Class 4
<b>Secondary classes</b>	Class 5, Class 6
<b>Size</b>	0.74 Acres
<b>VAT charges</b>	The rental quoted is exclusive of VAT. VAT is not currently payable upon the rent.
<b>Lease details</b>	Full Repairing and Insuring Lease Terms.

Unit	Rent pa	Status
Land at 3 Kyle Road, Irvine	£10,000.00	Available

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/40591-land-at-3-kyle-road-irvine-ka12-8jf-3-kyle-road>

### Contact us

Graham + Sibbald

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Quote reference: KIL-2019\04\0025

Viewings strictly by appointment through Graham + Sibbald.

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