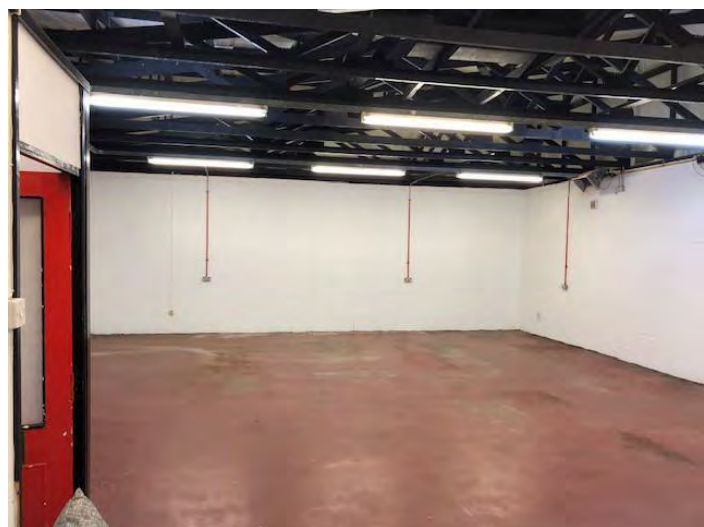




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01563 572341 @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

Ashgrove Workshops, Ashgrove Road, Kilwinning KA13 6PU

- **Modern development**
- **On-site parking and customer parking area**
- **Close to town centre, railway station and A78**
- **Flexible lease terms**

LOCATION

Ashgrove workshops are situated on Ashgrove Road, close to its junction with Stevenston Road (A738), a short distance from the town centre.

Kilwinning Train Station is situated a short walk from the subjects, with frequent service to Glasgow Central departing every 15-20 minutes during the day.

Kilwinning has a population of around 16,000 and situated within the North Ayrshire Council area around 4 miles from Irvine.

DESCRIPTION

The subjects comprise a relatively modern development of 18 light industrial units linked by a central courtyard. There is visitor and tenant car parking.

The buildings are of brick and block construction with mono-pitched roofs clad with profile metal sheeting. Access to the units is provided via recessed double doors protected by a metal roller shutter.

Each unit includes workshop space together with small tea prep area and staff WC facilities. Heating is by way of gas fired wall mounted heaters.

FLOOR AREAS

We estimate the gross internal area (GIA) as follows:

Unit 3:	51.20 sq m (551 sqft)
Unit 6:	99.82 sq m (1,074 sqft)
Unit 15:	102.90 sq m (1,108 sqft)

RATING ASSESSMENT

The property is entered in the current Valuation Roll as follows:

Unit 3:	£2,100
Unit 6:	£4,400
Unit 15:	£4,400

Occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme depending on their individual circumstances.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – E

TERMS

The units below are currently available on a new full repairing and insuring lease of negotiable length:

Unit 3:	£2,800 per annum
Unit 6:	£5,625 per annum
Unit 15:	£5,750 per annum

The above rents are exclusive of service charge, insurance and utilities.

VAT

The properties have been elected for VAT.

OFFERS

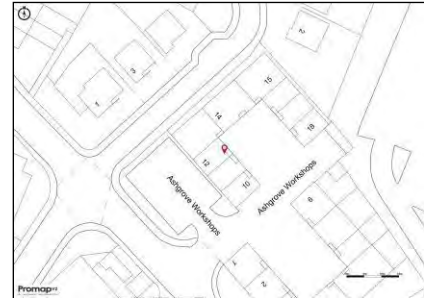
In the normal Scottish form addressed to this office.

LEGAL COSTS

It is expected that each party will be responsible for their own legal cost. Tenants shall be responsible for recording dues and any appropriate tax.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Nick Davis | Grant Strang Tel. 01563 572341

nick.davis@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com