

ARRAN HOUSE

DRYBRIDGE ROAD

DUNDONALD • KA2 9BE

TO LET / MAY SELL

MODERN WORKSHOP/STORE

- Established industrial location
- Close to main road networks and Prestwick Airport
- Modern open plan industrial workshop/store with yard and car park
- GIA 4,357 sq.m (46,900 sq.ft)
- Site area of 1.55 Hectares (3.83 Acres)
- Potential for sub-division
- Offers over £1,200,000 are invited
- Rent: £120,000 p.a.x

DM HALL Commercial
15 Miller Road, Ayr, KA7 2AX
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DM HALL
CHARTERED SURVEYORS



LOCATION

Dundonald is located within the South Ayrshire region approximately 3 miles south east of Irvine, 6 miles west of Kilmarnock and 32 miles south west of Glasgow. The A78 road route is a short drive from 'Arran House', which connections on to the A737, A767 and A71 and A/M77 road routes within a reasonable drive time providing good road access to Greenock, Ayr, Kilmarnock and Glasgow. Prestwick Airport is located 7 miles south of the property.

Drybridge Road is the main connecting thoroughfare between Dundonald and Irvine with the subjects located south of Olympic Business Park. Nearby occupiers include Tower Tools, Fitzsimmons Transport, Hunter Conservatories and Hamilton Tarmac, amongst others.

DESCRIPTION

'Arran House' is a large industrial warehouse built in 2013 for our client's owner occupation and set with a secure and well-presented site taking access through Olympic Business Park.

The building comprises a detached industrial workshop/storage building of steel portal frame with clad outer profile and an internal eaves height of 3.25m (10'8") with an apex of 5.25m (17'3"). The building may be suitable for sub-division in to smaller units to suit occupier requirements with units expected to start from c.1394 sq.m (15,000 sq.ft).



INTERNAL VIEW



INTERNAL VIEW

AREAS

We measure the property to extend to a gross internal floor area of 4,357 sq.m (46,900 sq.ft), or thereby.

The site extends to 1.55 Hectares (3.83 Acres), or thereby.

RATING

From the Scottish Assessors website we note the Rateable Value from April 2017 to be £113,000.

EPC

Available upon request.

RENT/PRICE

Rental offers of £120,000 per annum are invited for the full building on the basis of a new, full repairing and insuring lease of negotiable term. Consideration will be given to sub-division in to smaller units to suit occupier requirements and rental details can be provided upon request to the letting agents.

Alternatively, our clients may consider a sale of their heritable interest and would consider offers over £1,200,000 in this regard.

All prices are quoted exclusive of VAT.

LEGAL COSTS

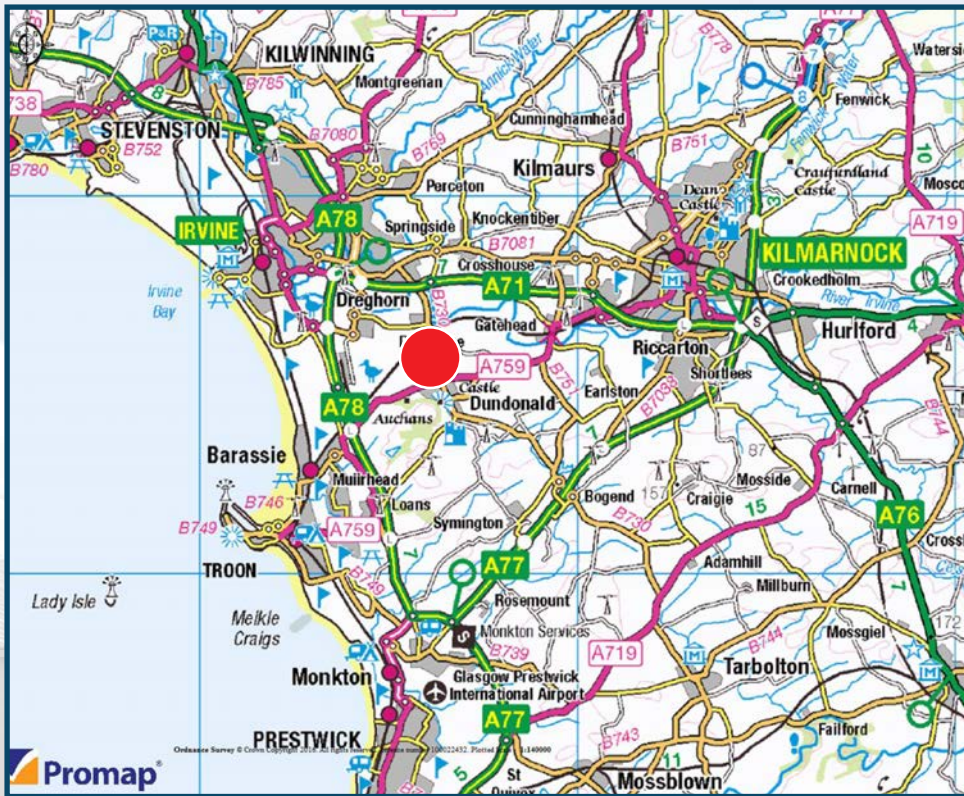
Each party to be responsible for their own legal costs with any Tenant responsible for any LBTT and registration dues that apply.



**HAMILTON
TARMAC**
recycling Aggregates in Dundonald



AERIAL VIEW OF SITE



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Anthony Zdanowicz or Jacqueline King

Tel: 01292 268055

e-mail: anthonyz@dmhall.co.uk or jacqueline.king@dmhall.co.uk

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