

AVAILABLE INDIVIDUALLY



TO LET

Warehouse/Industrial/Trade Counter Units

2,910-5,820 sq.ft (270-540 sq.m)

Units 2 & 3, Callander Road, Heathfield Industrial Estate, Ayr, Scotland, KA8 9AF

- 5m eaves height with vehicle entry door
- Well established industrial location
- Ideal for trade counter/showroom use

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Units 2 & 3, Callander Road, Heathfield Industrial Estate, Ayr, Scotland, KA8 9AF

Areas (Approx. Gross Internal)

Unit 2	2,910 sq.ft	(270 sq.m)
Unit 3	2,910 sq.ft	(270 sq.m)
TOTAL	5,820 sq.ft	(540 sq.m)

Description

Units 2 & 3 comprise of two adjacent, mid-terraced industrial/trade counter warehouses with private car parking. The units have an internal eaves height of 5m with full height, electronic vehicle entry doors and each comprises of open plan warehousing with ancillary accommodation to the front elevation.

Location - KA8 9AF

Heathfield Industrial Estate is the prime commercial and trade counter location with Ayr, located just off the A77 via the Whittleys roundabout and Heathfield Road. The estate lies to the north of Ayr and south of Prestwick with a catchment of 80,000 persons in a 5 mile radius.

Operators in the immediate vicinity include Crown Decorator Centres, Carpet Direct, Martin Plant Hire, Booker and Screwfix.

Rent

£24,000 pa each excluding VAT.

Business Rates

Unit 2 - £9,500

Unit 3 - £11,600

Service Charge and Insurance

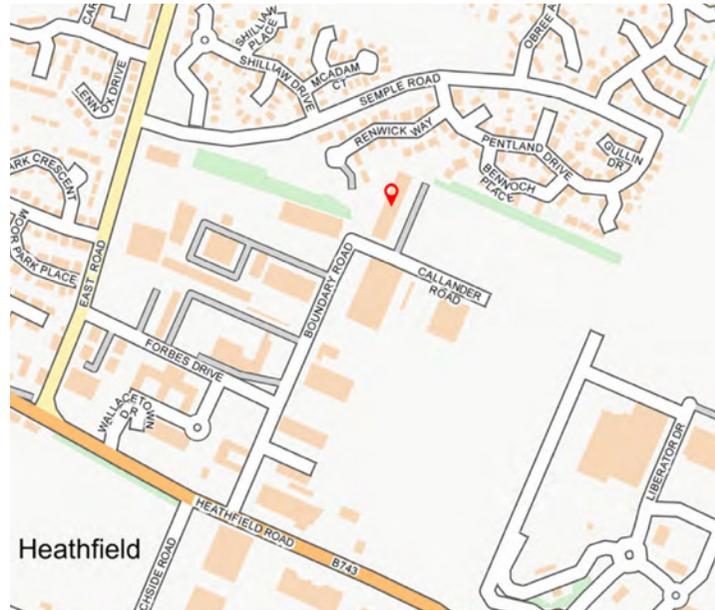
A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Travel Distances

A719	1 mile	4 minutes
A77	1 mile	4 minutes
A70	3 miles	8 minutes
M74	53 miles	59 minutes
M77	53 miles	59 minutes

Viewing

Strictly via prior appointment with the appointed agent:



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