

TO LET (MAY SELL)

# PROMINENT ROADSIDE COMMERCIAL PREMISES

GIA 955 sq m (10,280 sq ft) on a secure landscaped site of 0.86 Ha (2.13 Ac)

- Highly visible roadside position
- Modern detached workshop, store and showroom
- Potential for various uses, subject to consent
- A+ Energy rating



# AUCHENGATE

Ayr Road, Irvine KA11 5BQ



# AUCHENGATE

Ayr Road, Irvine KA11 5B0

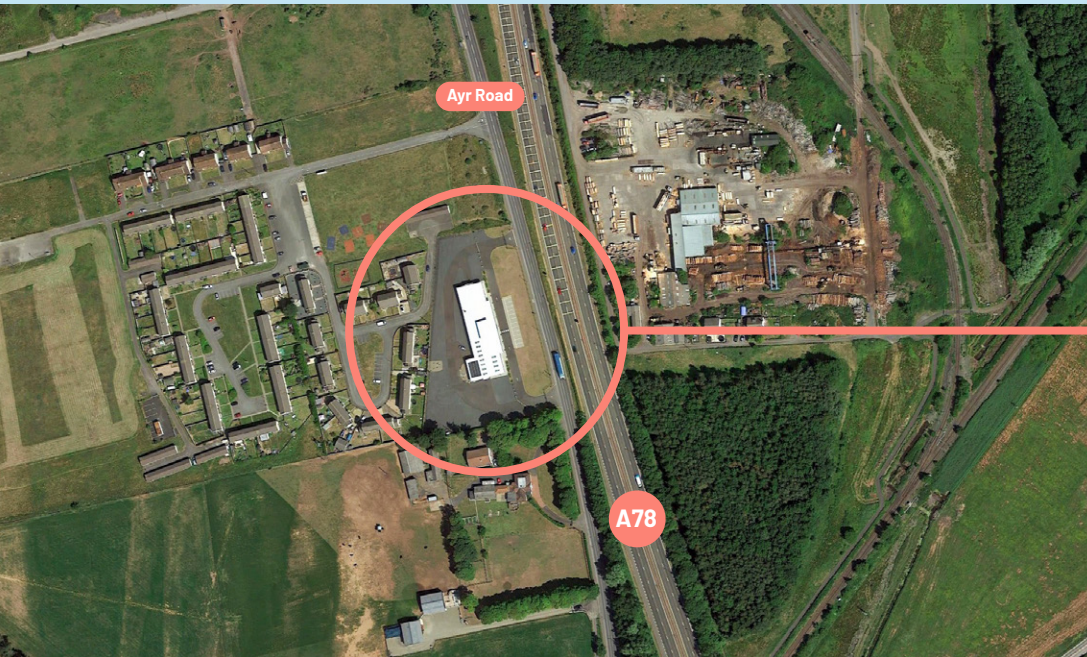
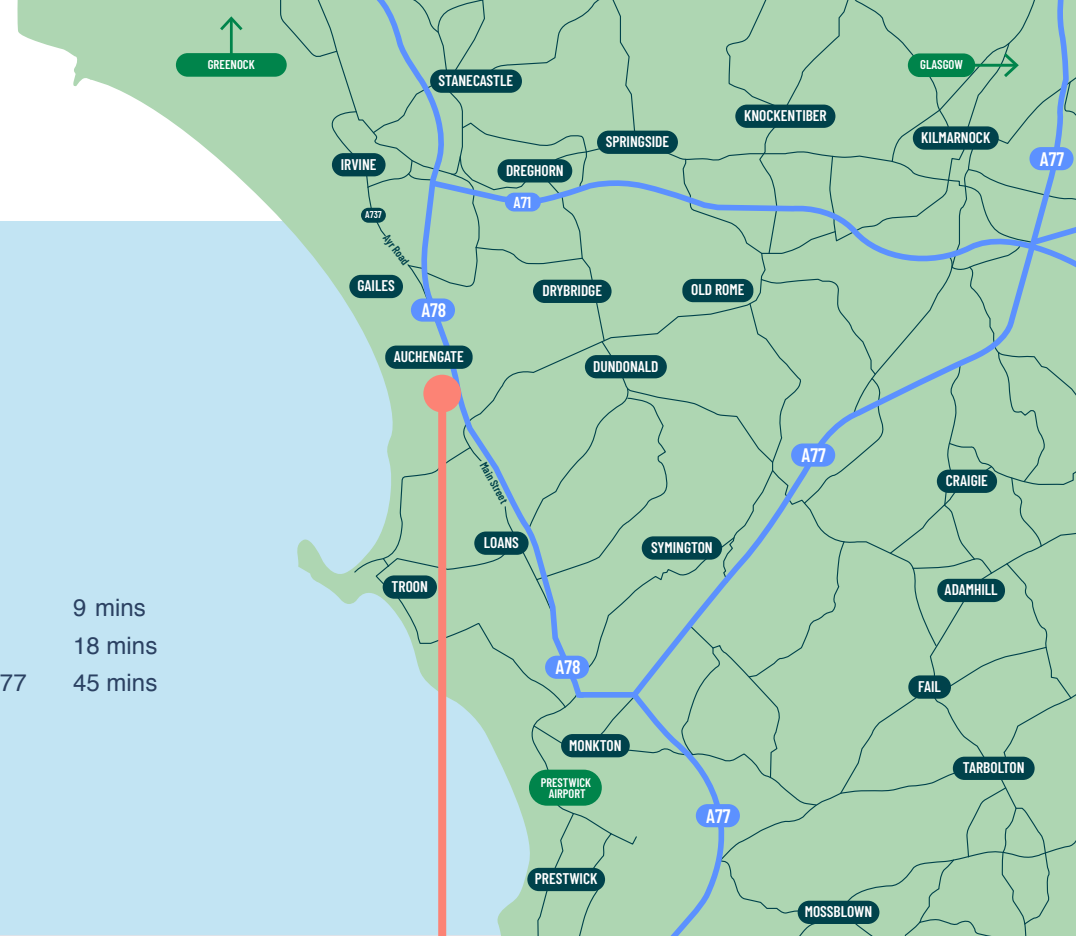
# LOCATION

Auchengate, lies around 3 miles south of Irvine and fronts onto Ayr Road, a main thoroughfare between Irvine and Troon running parallel to the A78 trunk road.

Irvine lies around 30 miles south west of Glasgow, 15 miles north of Ayr and has a population of over 40,000 persons. The former New Town is well connected to the national road network lying at the convergence of the A78, A737, A767 and A71 providing good road access to Greenock, Ayr, Kilmarnock and Glasgow. Prestwick Airport is located 7 miles south of the property.

## DRIVING TIMES

Troon	via B746	9 mins
Kilmarnock	via A759	18 mins
Glasgow	via M77 / A77	45 mins



# DESCRIPTION

Auchengate, benefits from the following high specification:



Retail / trade counter showroom with display windows



Workshop and store each with vehicle access



Fully insulated portal framework with an eaves of 3.25m



High quality, DDA compliant offices and staff areas



Sodium downlighting



CCTV and alarm system



Biomass boiler



Fully automated external shutter system



Roof mounted solar panels



Private vehicle wash bay with canopy cover



Secure site with entrance and exit gateways



Tarmac surfaced roadway



13 bay car park



Gravel surfaced yard / external storage area

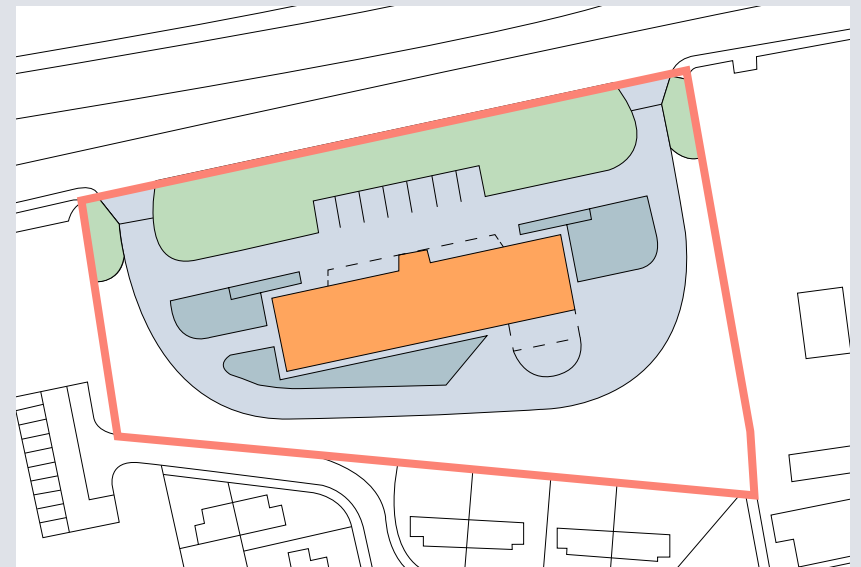


Attractive landscaped grounds with expansion room



## AREAS

The premises extend to a Gross Internal Area of approximately 955 sq m (10,280 sq ft) on a site of approximately 0.86 Ha (2.13 Acres).



# AUCHENGATE

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## RATING

From the assessor's website we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £58,500.

## RENT / PRICE

On application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:

**McParlane & Company**  
Commercial Property Consultants

Stephen McParlane  
0141 552 3452  
07766 757 473  
stephen@mcparlane.co.uk  
mcparlane.co.uk



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