



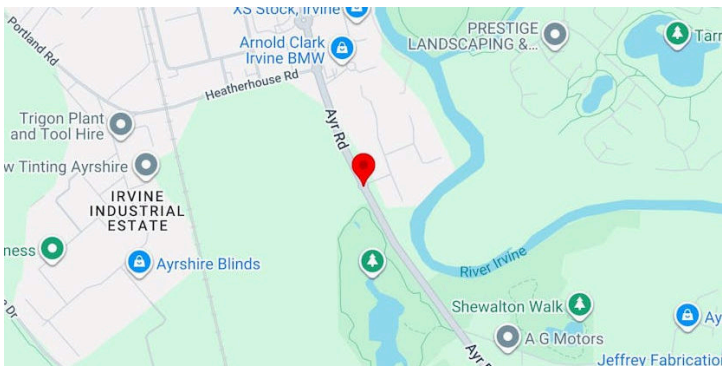
mcparlane & co
0141 552 3452
71-73 Albion Street Glasgow G1 1RB

Ayr Road, Irvine, KA11 5BQ

Showroom, Workshops To Let / For Sale | On application. / On application. |
10,280 sq ft

Accommodation

Name	sq ft	sq m	Availability
Building	10,280	955.04	Available
Total	10,280	955.04	



Key Points

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

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



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

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).

Summary

- Rent: On application.
- Price: On application.
- Legal fees: Each party to be responsible for their own legal costs incurred.
- Lease: New Lease

Contact & Viewings

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