

16 YORK STREET (UNIT 18/20)
NORTH HARBOUR INDUSTRIAL ESTATE
AYR

TO LET - 9,253 - 23,089 sq. ft.

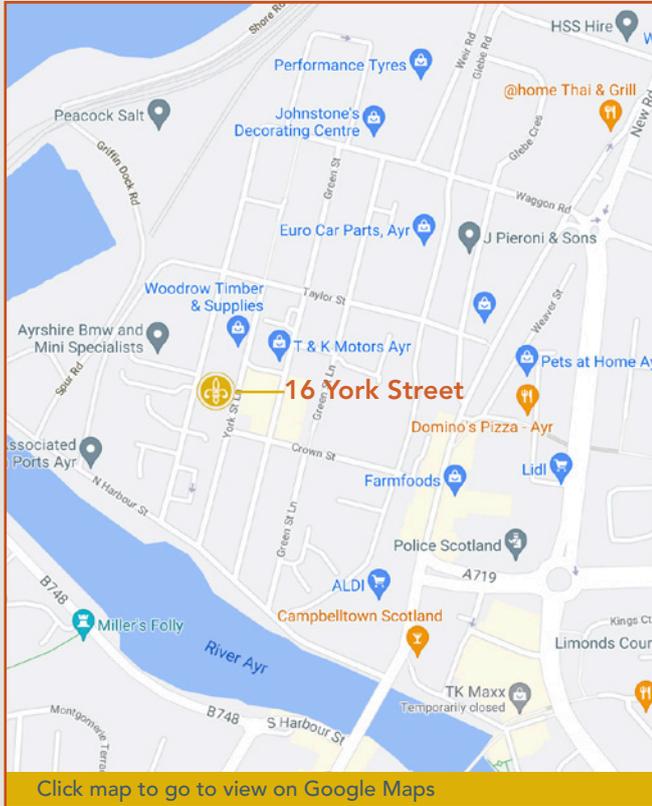


WAREHOUSE / INDUSTRIAL UNIT WITH OFFICES

16 York Street (UNIT 18/20),
North Harbour Industrial Estate
Ayr, KA8 8DQ

- Total area approx. 23,089 sq. ft. (2,145.0 sq. m.)
- Potential to sub-divide into units of 9,253 sq. ft. (859.6 sq. m.) and 13,836 sq. ft. (1,285.4 sq. m.)
- Office space over two floors
- Popular commercial location
- Ready for occupation

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LOCATION

Ayr is the principal town in South Ayrshire, located approximately 37 miles (60km) to the south-west of Glasgow and accessed via the M77 (A77). The drive time to the nearby Prestwick Airport is under 20 minutes, either via the A79 (Prestwick Road/Ayr Road) or the A77.

The property is located on York Street within the North Harbour industrial area, a ¼ of-a-mile to the north of the town centre and within easy reach of the major traffic routes linking Ayr with its neighbouring towns, the motorway network and wider Central Belt.

DESCRIPTION

16 York Street is a large industrial/warehouse facility of steel frame construction with brick walls to dado height, rendered externally, and profiled metal cladding above. The pitched roof is also covered by metal sheets with perspex rooflights incorporated to provide natural light. Loading facilities are to the front of the property, directly from York Street, with a section of off-street car parking/loading in front of Unit 18.

The facility is formed into two distinct sections; Unit 18 & Unit 20.

Unit 18 comprises open plan floor space with internal heights rising to approximately 20 ¼ ft. (6.2 m) and 25 ¾ ft. (7.86 m) at the roof frame, and two large, electrically operated, sliding loading doors.

Unit 20 also offers open plan warehouse/workshop space with an internal height of approx. 20 ¼ ft. (6.2 m) at the roof frame and a large, electric sliding loading door, centrally positioned in the front elevation of the property. This section of the property contains a two storey block of office accommodation, running front to back along one side of the property, which also includes small stores, staff facilities, WCs and a visitor reception area. The layout of the office space is such that it may be possible to convert this to showroom space.

Internally, the warehouse/industrial areas have fluorescent strip lighting, and Unit 20 has a gas-fired, ambi-rad heating system. The office areas have ceiling mounted strip lights, gas-fired radiators and carpeted floors with double glazed windows.

ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring Practice and calculate a gross internal floor area of 23,089 sq. ft. (2,145.0 sq. m). This area can be broken down into the following component parts:

Unit 18 (Warehouse)	9,253 sq. ft.	859.6 sq. m.
Unit 20	13,836 sq. ft.	1,285.4 sq. m.
(Warehouse)	9,788 sq. ft.	909.3 sq. m.
(Office Section – Grd. Floor)	2,358 sq. ft.	219.1 sq. m.
(Office Section – 1st Floor)	1,690 sq. ft.	157.0 sq. m.

AVAILABILITY & OCCUPATIONAL COSTS

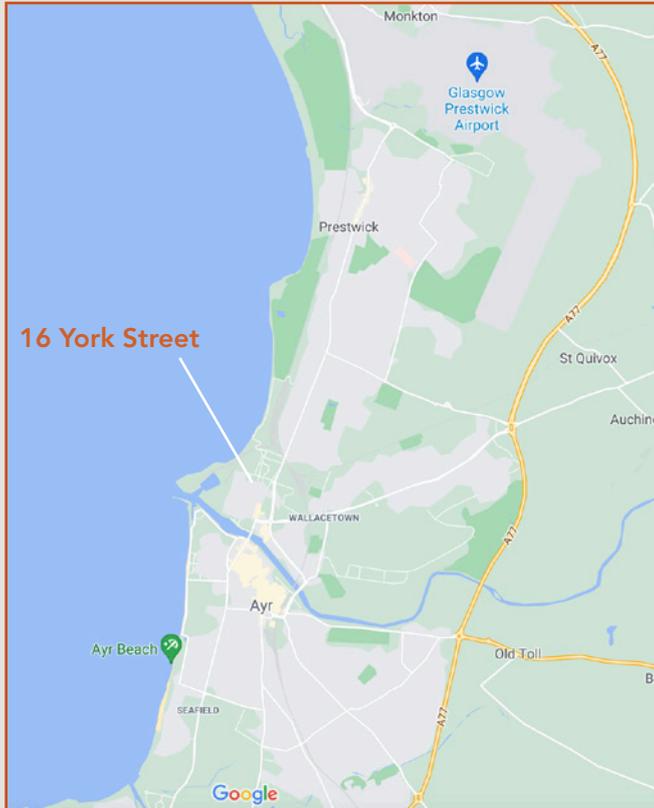
The property is available to lease on standard, full repairing and insuring terms for a period to be agreed, subject to a minimum of five years.

The annual rent will be £81,000 + VAT, payable quarterly in advance.

If the property was to be sub-divided, with a newly upgraded internal party wall and the services to each section of the property separately metered, then the annual rent for Unit 18 (9,253 sq. ft.) would be £41,500 + VAT, and for Unit 20 (13,836 sq. ft.), the rent would be £62,000 + VAT.

The landlord will insure the property and reclaim from the tenant.

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There is no service charge applicable to the property.

The property is not being offered for sale.

ENERGY PERFORMANCE CERTIFICATION

Available upon request.

LOCAL AUTHORITY RATES

Payment of business, water and sewerage rates is a tenant's responsibility.

Presently, the property has two separate assessments with the Rateable Value of Unit 18 being £27,750 and Unit 20 being £49,750. If leased as a single property, a newly combined Rateable Value would need to be assessed and would likely be no more than £77,500.

The Uniform Business Rate (UBR) in 2021/22 is £0.49 for properties with a Rateable Value below £51,000 or £0.503 for Rateable Values between £51,001 and £95,000.

LEGAL COSTS

Each party will bear their own legal costs, with the incoming tenant(s) responsible for registration fees and, if applicable any Land & Buildings Transaction Tax.

DATE OF ENTRY

Subject to an agreed lease, the property is immediately available for occupation. If the property is to be split, there would only be a short delay to undertake the necessary works as a Building Warrant has already been approved for the sub-division of the property.

VAT

Rent and other charges are subject to VAT at the prevailing rate

VIEWING AND FURTHER INFORMATION

For viewings or further information, please contact:



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