



TO LET : INDUSTRIAL WAREHOUSE
BUILDING 30 • UNIT 3 • STEVENSTON INDUSTRIAL ESTATE • STEVENSTON • KA20 3LR

Established industrial estate to the east of Stevenston

Strategic location for engineering, warehousing, and distribution

Good road access to Irvine, Glasgow and the motorway network

Warehouse building with 6m eaves, car park and craneage

Gross internal area of 1,089 sqm (11,727 sqft)

Rent - £35,000 per annum, exc

0.5-acre yard available by separate negotiation

LOCATION

Stevenston is located within the North Ayrshire region and forms part of the 'Three Towns' including Saltcoats and Ardrossan, which together have a population of over 35,000 residents.

Stevenston Industrial Estate lies on the eastern periphery of the town, a short drive from the A78 and ideally located for logistics and distribution with an excellent road network offering the following drive times:

Location	Distance	Drive Time
Irvine (A78)	8 miles	11 mins
Prestwick Airport (A78)	14 miles	17 mins
Ayr (A78/A77)	20 miles	27 mins
Glasgow (A78/M77)	37 miles	46 mins
Eurocentral (A78/M77/M84)	49 miles	54 mins

DESCRIPTION

Building 30, Unit 3 within the Stevenston Industrial estate, is a semi-detached workshop property consisting of two interlinking, steel portal framed bays with 6m eaves and a large vehicle entry door with a 5T roller crane in one of the bays.

There is a single storey projection containing offices and ancillary accommodation, with immediate car parking.

A separate surfaced yard, extending to 0.5 acres, is available by separate negotiation.

FLOOR AREA

The accommodation extends to a gross internal floor area of 1,089 sqm (11,727 sqft).

RENT

Rental offers of £35,000 per annum, exclusive of VAT, are invited based on a new full repairing and insuring lease.





EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the incoming Tenant responsible for any LBTT and registration dues incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents: -

DM Hall LLP

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DM HALL
CHARTERED SURVEYORS

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