

# DM HALL

# For Sale

**Workshop  
and Yard**

**53 Stevenston  
Industrial Estate,  
Stevenston,  
KA20 3LR**



**GIA  
894.25 sqm  
(9,626 sqft)  
SITE  
0.23 hectares  
(0.57 acres)**

# Property Details

- Established industrial location in Stevenston
- Close to main road networks
- Detached workshop premises with 4m eaves, offices and private yard
- Gross internal floor area 894.25 sqm (9,626 sqft)
- Total site area 0.23 hectares (0.57 acres)
- Offers over £325,000 are invited



## LOCATION

Stevenston Industrial Estate, is an established industrial location originally forming part of the Nobel Industries/ICI site, with the property located on the east side of Second Avenue, running parallel with First Avenue, a distributor road within the estate.

Stevenston is located within the North Ayrshire region, around 34 miles south west of Glasgow and 7 miles north of Irvine. The nearby A78 provides ready road access to Irvine and Kilmarnock, via the A71. Stevenston railway station is located nearby with regular services to Glasgow and Largs.





# Property Details

## DESCRIPTION

53 Stevenston Industrial Estate is a modern, detached workshop property with an internal eaves height of 4m and an apex of 6m within the main workshop. There are two vehicle entry doors to the workshops accessing the private, secure and concrete surfaced yard.

The building has two storey offices at its main elevation consisting of a reception lobby, boardroom, kitchen, four offices, toilets and a boardroom.

## FLOOR AREA

The property has a gross internal floor area of 894.25 sq m (9,626 sq ft) and the site extends to a total area of 0.23 hectares (0.57 acres), or thereby.

## RATING

The rateable value is £26,000.

## PRICE

Offers over £325,000 are invited for our clients heritable interest, exclusive of VAT (if applicable).

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.



# Property Details

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Anthony Zdanowicz  
Tel: 01292 268055  
e-mail: [anthonyz@dmhall.co.uk](mailto:anthonyz@dmhall.co.uk)

**DM Hall Commercial Department**  
15 Miller Road  
Ayr, KA7 2AX  
01292 268055



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