

AUCHENGATE

PRIME ROADSIDE TRADE UNIT

 Ayr Road, Irvine, KA11 5BQ

FOR SALE / MAY LET | 10,280 sq ft

Exceptional new build trade unit occupying a prominent roadside location on the A78

'Auchengate' is a modern, high specification commercial unit situated on a landscaped site of 0.86 Ha (2.13 Acres). Internally, the premises is sub-divided to form a showroom/retail area, workshop, store, mezzanine offices and high quality welfare facilities. The property has been developed to an exceptional standard throughout, fully kitted out and ready to occupy.



Property Summary

- Gross internal floor area of 955 sq.m (10,280 sq ft)
- Potential for a variety of uses subject to planning
- Average daily traffic count of 18,000 vehicles
- Attractive landscaped site with secure perimeter
- Rent £80,000 per annum, exclusive on FRI terms
- Fixed Price £850,000

Specification

- DDA compliant offices and welfare
- CCTV and intruder alarm system
- RHI potential gross income of £15,900pa (index linked)
- Roof mounted solar panels with FIT
- Tarmac road with separate entrance / exit
- Extensive external yard / storage space & wash bay







Industrial / Trade

Auchengate | Prime Roadside Trade Unit

 Ayr Road, Irvine, KA11 5BQ



Location

'Auchengate' lies around 3 miles south of Irvine adjacent to the A78 dual carriageway. The trunk road is the primary route along the Ayrshire coast with over 18,000 vehicles passing each day.

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

Further Information

Planning Class	Class 4 Business Use
Lease Terms	Available on Full Repairing & Insuring (FRI) lease
Viewings	By appointment
Legal Costs	Each party responsible for their own costs
EPC	A+ energy rating

Contact us

info@northprop.co.uk
northprop.co.uk
01292 436027



northprop.co.uk
01292 436027

 For more info please visit: [Auchengate](#)