

# Modern Semi-Detached Industrial Unit

1 Steadman Place, Riverside Business Park, Irvine



TO LET | 14,093 to 19,350 sq ft (1,309 to 1,798 sq m)



## 1 Steadman Place

Riverside Business Park

Irvine

KA11 5DN

- Ground floor warehouse
- Ground floor offices
- First floor offices (if required)
- Substantial surfaced yard area & separate car park
- 2 ground level loading doors
- 5.7m eaves height rising to 8.4m at apex

Iain Davidson  
Director | Industrial & Logistics  
0141 226 1056  
07795 010 118  
iain.Davidson@colliers.com

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## Location

Irvine is located approximately six miles west of Kilmarnock and twenty three miles south west of Glasgow and benefits from good transport connections, being adjacent to the A78 and A71. The A78 provides access to Greenock, Ayr and to ferry terminals at Stranraer and Ardrossan, and the A71 providing direct access to the M77 motorway which connects with Glasgow. Glasgow Prestwick Airport is situated seven miles south of the town.

The town benefits from a railway station and bus routes to Glasgow City Centre and surrounding parts of Ayrshire.

The property is located within Riverside Business Park, situated to the east of Irvine new town. Surrounding occupiers include GSK, Barony Universal, Driver & Vehicle Standards Agency and Booth Welsh.

## Description

The subjects comprise a semi-detached industrial unit with offices, yard and parking.

The property benefits from the following salient features:

- Steel portal frame construction
- Ample car parking
- Office & staff welfare accommodation
- Substantial surfaced yard area
- 2 ground level loading doors (H: 5m, W: 3.5m)
- 5.7m eaves height rising to 8.4 metres at the roof apex

## Rateable Value

The property is entered in the current valuation roll as 2 entries (£19,500 & £19,200) providing a combined Rateable Value of £38,700). This relates to ground floor only and would require to be adjusted should a tenant also wish to lease the first floor offices. All rating enquiries should be directed to Ayrshire Valuation Joint Board – Tel: 01292 612221.

## Accommodation

We calculate the property extends to the following approximate Gross Internal Areas:

|                            | Sq ft         | Sq m            |
|----------------------------|---------------|-----------------|
| Ground Floor Warehouse     | 10,678        | 992.03          |
| Ground Floor Offices       | 3,415         | 317.30          |
| <b>Ground Floor Total</b>  | <b>14,093</b> | <b>1,309.33</b> |
| First Floor Offices        | 5,257         | 488.35          |
| <b>Total GIA (approx.)</b> | <b>19,350</b> | <b>1,797.68</b> |

The ground floor is available to lease as a whole. Should a tenant require additional office space this can be accommodated within the first floor offices.

**Rent** | £4.00 per sq ft.

**Entry** | Upon conclusion of legal missives.

**EPC** | The property has an EPC rating D.

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## Legal Costs

Each party will be responsible for bearing their own legal costs in this transaction.

## Terms

The property is available on the basis of a new Full Repairing & Insuring lease for a duration to be agreed between the parties.

## VAT

All prices, premiums, rents, etc are quoted exclusive of VAT.

## Viewing / Further Information

For further information or to arrange a viewing please contact:



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Director | Industrial & Logistics

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[Iain.Davidson@colliers.com](mailto:Iain.Davidson@colliers.com)

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