



23 Whitfield Drive, Heathfield Industrial Estate, Ayr, KA8 9RX

- Modern industrial building with dedicated car parking
- Open plan warehouse with two private offices
- Rarely available opportunity
- 278.70 sq m (3,000 sq ft)

The subjects comprise a semi-detached industrial property of steel portal framed construction, with blockwork to dado height and profile metal cladding above. The roof-covering is mono-pitched, clad in profile metal sheeting, incorporating translucent light panels.

Internally, the unit has a solid concrete floor, blockwork walls and insulated profile cladding to upper walls and roof.



LOCATION

Ayr is the administrative centre of the South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles south-west of Kilmarnock and 35 miles south-west of Glasgow. Ayr has a resident population of approximately 46,489 persons (Census 2011).

The subject property is prominently situated at the end of Whitfield Drive which is accessed off Heathfield Road, Ayr and forms part of a larger industrial area known as Heathfield Industrial Estate, Ayr, adjacent to a new modern estate of small industrial units and another larger unit on Whitfield Drive.

Also located on Heathfield Road and Boundary Road are a number of small industrial, retail and trade counter type industrial units occupied by a number of local and national occupiers.

SIZE

Floor	Sq Ft	Sq M
Ground	3,000	278.70

RENT

£21,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rates assessment incorporates the larger building. The tenant will be responsible to pay a pro-rata rates charge included within the service charge.

USE CLASS

Industrial.

VAT

The rental quoted is exclusive of VAT. VAT is currently payable upon the rental price and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

Certificate available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978



Daniel Bryson

daniel.bryson@g-s.co.uk

07469 485 513

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

AYR-2024-03-0021