



River Place

Block 3 Units 1-4 Paddockholm
Industrial Estate,
Kilbirnie, KA25 7EN

TO LET/FOR SALE

MODERN DETACHED INDUSTRIAL UNIT

13,894 sq ft

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m seven
REAL ESTATE

Location

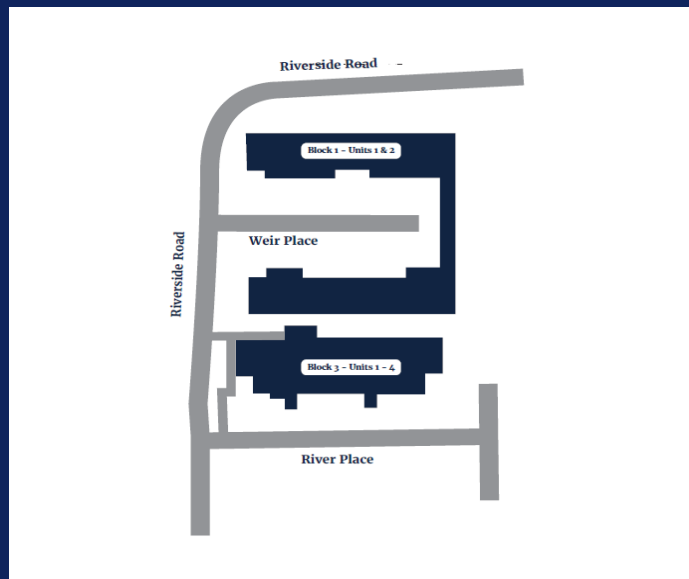
Kilbirnie is located in the Garnock valley of North Ayrshire and is situated on the A76 which connects to the A737 to the east and the A76 to the west. Kilbirnie lies approximately 3.5 miles west of Beith, 4 miles north of Dalry, 4 miles north of Lochwinnoch, 9 miles east of Largs and 25 miles south west of Glasgow.

The subject property is situated on River Place within Paddockholm Industrial Estate within close proximity to Kilbirnie town centre.

Description

The subjects comprise a detached industrial unit of steel frame construction with part brick/ part internal cladding walls under a mono-pitched roof, clad in profile metal sheeting.

The property benefits from two storey offices to the front elevation with open plan warehouse accommodation to the rear. In addition, there is a common surfaced car park to the front elevation of the property. There is an opportunity to create a secured yard to the front of the unit.



Terms

The property is available to let or for purchase, to be agreed between both parties.

Service charge

The Service Charge Budget from 28/02/18 to 27/02/19 is £3,144.60 per annum excluding VAT.

EPC

An EPC has been prepared for this property and a copy of the same is available upon request.

Accommodation

Description	Area (Sq ft)
Warehouse	11,954
First Floor Offices	1,940
Total	13,894

Legal Costs

Each party will bear their own legal costs in respect of any transaction.

VAT

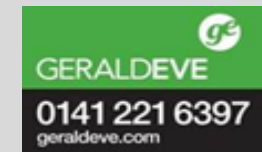
VAT is payable upon the rent and asking price.

Further Information

Contact the joint agents:



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