

TO LET

Rarely Available Industrial Units

Units offered separately or
combined

Dedicated yard space/parking to
rear

Potential for 100% rates relief

Unit 3 – 318.90 sq. m. (3,433 sq.
ft.)

Unit 4 – 517.55 sq. m. (5,571 sq.
ft.)

Unit 3 - £12,500 per annum

Unit 4 - £20,000 per annum



WHAT 3 WORDS

UNITS 3 & 4, 7 KYLE ROAD, IRVINE, KA12 8JF

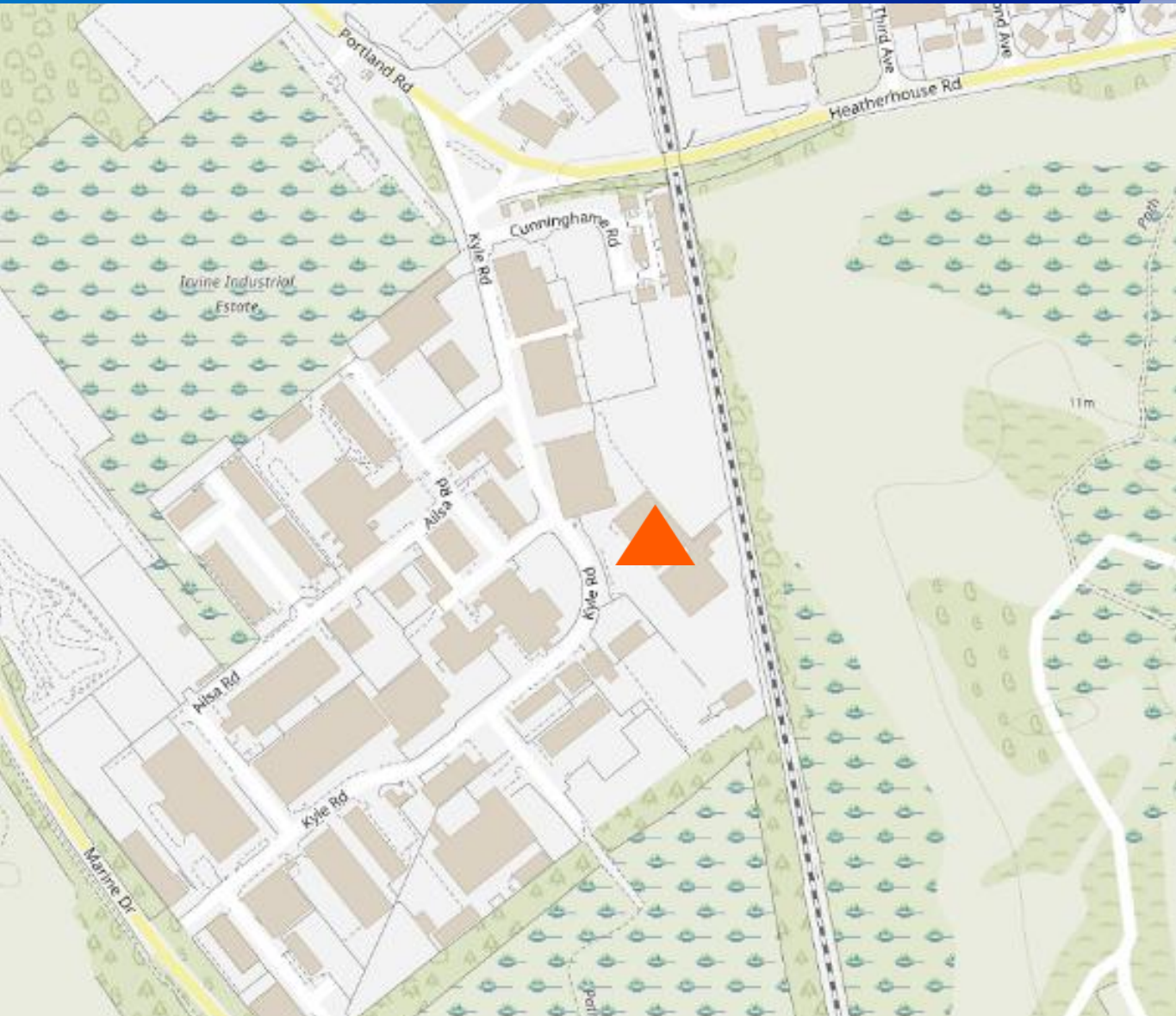
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Location

UNITS 3 & 4, 7 KYLE ROAD, IRVINE



Irvine is the principal town within the North Ayrshire Council area having a resident population of around 33,200.

The property overlooks Kyle Road one of the principal access roads into Irvine Industrial Estate on the southern outskirts of the town.

Surrounding occupiers include Andrew Wright Glass, KVN Vehicle Solutions, Omni Tool & Structural Timber Frames.



FIND ON GOOGLE MAPS



Description

UNITS 3 & 4, 7 KYLE ROAD, IRVINE



The subjects comprise two interconnecting, mid-terrace industrial units of brick construction finished in a mixture of roughcast render and profile metal cladding.

The first floor offices to the front elevation are also currently being marketed under separate listing.

Roofing is a mixture of pitched roofs clad in profile metal sheeting supplemented by flat roof sections. Flooring is of solid concrete throughout. Windows to the front elevation are of aluminium double glazed.

There is a dedicated yard space/car park to the rear elevation.

Services are of 3 phase electricity, water and drainage.

Unit 3

- Open Warehousing
- Two W.C.'s
- One Office

Unit 4

- Open Warehousing
- Two W.C.'s
- Two Offices

	m ²	ft ²
Unit 3	318.90	3,433
Unit 4	517.55	5,571

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Unit 3 – Offers over **£12,500 per annum**

Unit 4 – Offers over **£20,000 per annum**

Lease Terms

The properties are available on new Full Repairing and Insuring leases of negotiable length.

Rateable Value

The properties are currently entered in the Valuation Roll as follows:

Unit 3 – RV £7,700

Unit 4 – RV £11,800

100% rates remission will be available to each property on an individual basis to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC's are available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE June 2025

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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