



Unit 3, Hill Street, Ardrossan, KA22 8HE

- Desirable industrial location
- Potential for 100% rate relief
- 44 sq m (474 sq ft)

The subjects comprise a mid-terraced single storey industrial unit within an established town centre industrial estate. The property is of steel portal frame construction infilled with brick and block beneath a pitched roof clad in profile metal sheeting. Rainwater goods are formed in PVC. Vehicle entrance is available via a roller shutter door to the front elevation with a pedestrian fire exit available to the rear. The accommodation is open plan industrial in nature with a supplementary office and WC.

Flooring is of solid construction in a painted finish while internal partition walls are a mixture of block and stud partition in painted finishes. The window to the front elevation is a circular recessed single glazed window protected by safety metal bars.

The forecourt which could be used for parking directly in front of the property has interlocking concrete block paving.

Services are of three phase electricity, water, drainage and gas. Heating is supplied by two gas fired industrial style heaters while lighting is of suspended fluorescent tube style.



LOCATION

Ardrossan is situated on the west coast of Scotland within North Ayrshire and has a resident population of approximately 10,332 persons (Census 2022). The town benefits from a road link to Greenock, Paisley and Glasgow (A737), Kilmarnock (A71) and Ayr (A78/A77). Ardrossan is situated approximately nine miles north-west of Irvine and 16 miles north-west of Kilmarnock, with Glasgow 34 miles north-east of the town.

Hill Street Industrial Estate is situated to the east of Hill Street, north of the junction with Princes Place.

The surrounding area comprises a mixture of residential and commercial accommodation with surrounding commercial occupiers including J&W Motors, Mobile Blinds, A&A Seafood Ltd and Irvine Signs and Graphics Ltd.

SIZE

Floor	Sq Ft	Sq M
Ground	474	44

RENT

Offers over £3,850 Per Annum are invited

Chartered Surveyors and Consultants

TENURE

Leasehold.

The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £2,250.

The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Industrial

VAT

The rental is quoted exclusive of VAT.

VAT is not currently payable upon the rent and any other charges.

LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and Registration dues.

EPC

EPC rating 'E'. Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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