



Unit 3, Bridgend Industrial Estate, Dalry, KA24 4ED

- Modern mid-terraced industrial unit
- Cost-effective rent in a strategic location
- Potential for 100% rates relief
- 55.64 sq m (599 sq ft)

The subject comprises a mid-terraced industrial unit within a block of four. The subject is of steel portal frame construction infilled with brick/block to dado level and profile metal sheeting above. The mono-pitched roof is covered in insulated profile metal sheeting incorporating roof lights.

The property can be accessed via a single passenger door and single electric roller shutter to the front elevation.

Internally, the unit has a mix of block and plaster skimmed walls with painted finish. The floor is concrete with a painted finish. There is an accessible WC, with tiled flooring and plasterboard painted finish walls.



LOCATION

The subjects are located in Dalry, a commuter town within North Ayrshire, with a resident population of approximately 6,000 (Census 2022). The town functions as a local commercial and service centre while also offering strong transport links to the wider Ayrshire region and Greater Glasgow.

The subject property is situated within Bridgend Industrial Estate, one of the town's established commercial locations positioned just off the A737 adjacent to Dalry railway station. The estate accommodates a range of occupiers including engineering firms, manufacturing businesses, and trade suppliers, contributing to its role as a hub for local industry. Notable nearby occupiers include Speedcrete and Strathtek CNC Services.

The property benefits from good access and visibility within the estate, with scope for servicing and parking directly adjacent to the premises.

SIZE

Floor	Sq Ft	Sq M
Unit 3	599	55.64

RENT

Offers over £4,000 per annum are invited.

TENURE

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

RATES

The current rateable value is £4,300. 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 quoted rental is exclusive of VAT. VAT is 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 'G'. Certificate available on request.

To arrange a viewing contact:



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