



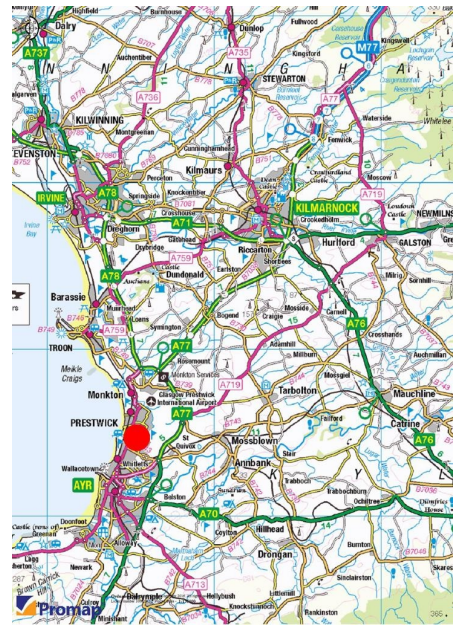
## Units 2D & 2E, Sandyford Business Park, Sandyford Road, Prestwick, KA9 2SP

- Rarely available, fully refurbished industrial properties
- 0.8 miles to the A77
- Potential for 100% rates relief
- 93.61 sq m (1,008 sq ft)

The subjects comprise interconnecting single storey mid-terraced industrial units within an established industrial estate benefiting from common parking. The subjects are of steel portal frame construction, infilled with brick/block, under a mono-pitched roof clad in profile metal sheeting.

Both units have independent access, each consisting of a full height electronic vehicle access door in addition to a pedestrian door to the front elevation. There is a further rear pedestrian door within each property providing access to common WC facilities.

Internally flooring is solid construction with walls of brick/block. Accommodation is open plan industrial in nature.



## LOCATION

Prestwick is situated within the South Ayrshire Council area and has a resident population of approximately 15,000 persons (Census 2022).

The subject property is located within Sandyford Business Park, an established out-of-town industrial estate located on the B742, providing immediate access to the A77 offering quick access to Ayr and surrounding towns/villages.

Surrounding occupiers include Fast Track Motorcycle Training, eeVo Training, Evolve Beauty and Stephanie Orr Hair & Lashes.

## SIZE

Floor	Sq Ft	Sq M
Units 2D & 2E	1,008	93.61

## RENT

£8,500 per annum.

## TENURE

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

## RATES

The current rateable value is £2,100. 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 quoted is exclusive of VAT. VAT is currently payable upon rent and any other charges.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

Certificate available on request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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