



TO LET



VAT EXEMPT

NEW INDUSTRIAL DEVELOPMENT

Unit C (1-2)
Highfield Business Centre
St Quivox
Ayr, KA6 5HQ

- Unit sizes from approx. 1,800 to 3,600 sq. ft. (167.23 to 334.45 sq m) GIA
- 15½ ft (4.75 m) clear height
- 3-phase electricity supply
- Electrically operated loading doors
- Car parking





LOCATION

Highfield Business Centre is accessed from the northbound carriageway of the A77, with the road junction lying just over half-a-mile north of Whitletts Roundabout (A77, A719 (High Road), Heathfield Road & B743). The property sits close to the south-eastern boundary of Glasgow Prestwick Airport.

Ayr town centre lies around 10 minutes (4 miles) to the southwest of Highfield with the hotels and amenities of Heathfield even nearer. The towns of Prestwick, Troon and Kilmarnock are also easy to reach within short drive times.

Dutch House Roundabout (A77 & A78) and Monktonhead Roundabout (A78 & A79) are both within 5 minutes' drive of the property, providing simple onward links to locations including Ardrossan, Largs and Greenock and, of course, Prestwick Airport.

Sandyford Toll Roundabout (A77, B742 & A719) is 1.1 miles to the north of the property.

DESCRIPTION

The combined floor area is approximately 3,600 sq. ft. (334.45 sq. m.) and the building has been designed to allow for easy sub-division to provide two units, each of approx. 1,800 sq. ft. (167.23 sq. m.).

The leased unit(s) will include toilets, lighting, electrically operated roller shutter loading doors and 3-phase electricity. The clear internal height is around 15½ ft. (4.75 m) and a tenant(s) will be able to fit out as required, including the creation of office accommodation, making them suitable for a variety of potential uses. Car parking is also provided.

ACCOMMODATION

A schedule of availability, including sizes, annual rents etc. accompanies this brochure.

AVAILABILITY

The unit(s) is available to lease on full repairing and insuring terms for a period(s) to be agreed with rent payable quarterly in advance by direct debit or standing order.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LOCAL AUTHORITY RATES

The properties have yet to be assessed and provided with Rateable Values.

The payment of non-domestic property rates and water and sewerage rates will be the tenant(s)'s responsibility but, due to the Small Business Bonus scheme, property rates relief should be available to qualifying companies.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the tenant(s) will be responsible for Registration Dues (and, in the unlikely event, Land & Buildings Transaction tax).

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

VAT is not applicable on this property.

VIEWING

For viewings or further information, please contact:

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