



**TO LET**

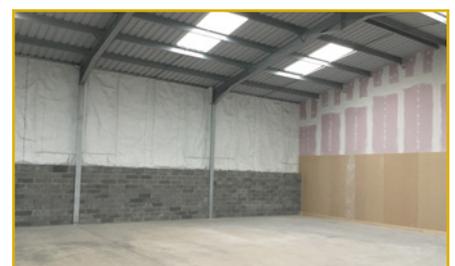


**VAT EXEMPT  
POTENTIAL FOR  
100% RATES RELIEF**

**NEW INDUSTRIAL DEVELOPMENT**

**Unit 7  
Highfield Business Centre  
St Quivox  
Ayr, KA6 5HQ**

- 1,800 sq. ft. (167.23 sq m) GIA
- 15½ ft (4.75 m) clear height
- 3-phase electricity supply
- Electrically operated loading doors
- Car parking





Click aerial photo/map to go to view on Google Maps

## 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 new development comprises semi-detached industrial/warehouse units. Unit 6 has already been leased leaving Unit 7 available for occupation.

The unit offers a clear internal height of around 15.5 ft (4.75 m), an electrically operated roller shutter loading door, 3-phase electricity supply and will be provided with a WC. A tenant will be able to fit out as required, including the creation of office accommodation, making Unit 7 suitable for a variety of potential uses. Car parking is also provided.

## ACCOMMODATION

We have measured Unit 7 in accordance with the RICS Code of Measuring Practice and calculate the property to have a gross internal floor area of approximately 1,800 sq. ft. (167.23 sq. m.)

## AVAILABILITY

The property is available on full repairing and insuring lease terms

for a period to be agreed with the rent payable monthly in advance by standing order. The annual rent will be £10,800 (£900 per month).

Further information on service charge and insurance costs are available on request.

## LOCAL AUTHORITY RATES

Unit 7 has yet to be assessed and provided with a Rateable Value, however we anticipate this will be well below £15,000.

The payment of property rates and water and sewerage rates will be the tenant's responsibility but, due to the Small Business Bonus scheme, 100% property rates relief should be available to qualifying tenants.

## LEGAL COSTS

The landlord intends using their standard in-house lease. The tenant may take any advice they see fit, but if significant amendments are required to the standard lease, the landlord will instruct their own solicitor and the tenant may bear both their own and the landlord's legal costs.

Using the standard lease, the landlord can have the documentation drafted and issued quickly enabling an early entry for the tenant.

## VAT

VAT is not applicable on this property.

## VIEWING

For viewings or further information, please contact:

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