



Unit 11, Portland Place, Stevenston, KA20 3NN

- CLOSING DATE: FRIDAY 23RD FEBRUARY 2024 @ 12:00PM
- Modern semi-detached industrial unit
- Well-established industrial location
- Potential for 100% rates relief
- 118.42 sq m (1,275 sq ft)

The subjects comprise a semi-detached industrial unit of steel portal frame construction, infilled with brickwork to dado height with profile metal sheet cladding thereafter. The roof is mono-pitched and clad in profile metal cladding, incorporating translucent light panels.

Internally, the accommodation includes an open plan industrial space in addition to an office, two WC's and a small kitchen area. Access is provided by both a vehicular access door and separate pedestrian door. Flooring is solid throughout and to a painted finish. Lighting is supplied by means of fluorescent lighting strips, while heating is supplied via industrial gas heaters.

Services provided are 3-phase electricity, gas, mains water and drainage.

There is communal parking and CCTV on site.



LOCATION

Stevenston is one of the three interconnecting towns of Ardrossan, Saltcoats and Stevenston, known locally as "the Three Towns". Stevenston has a resident population of approximately 9,030 persons (Census 2021). The town is situated approximately six miles north-west of Irvine, 13 miles north-west of Kilmarnock, 20 miles north-west of Ayr and 33 miles south-west of Glasgow.

The subject property is situated within the main industrial area of Stevenston, with the nearby vicinity being generally commercial in nature. Portland Place is accessed via Station Road and New Street which provides onwards direct access to the B780 and then the A78. Stevenston train station is within 0.2 miles of the subject property. Surrounding occupiers include Charisma Blinds and Adagio.

SIZE

1,275 Sq Ft (118.45 Sq M)

| Floor | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Unit 11 | 1,275 | 118.45 |
| Total | 1,275 | 118.45 |

TENURE

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

RATES

The current rateable value is £5,300 - The current Uniform Business Rate for the financial year 2023/2024 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 'F'. Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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