



Taylor
Property Consultants

TO LET (MAY SELL)

**New Industrial Premises capable of
Sub-division**



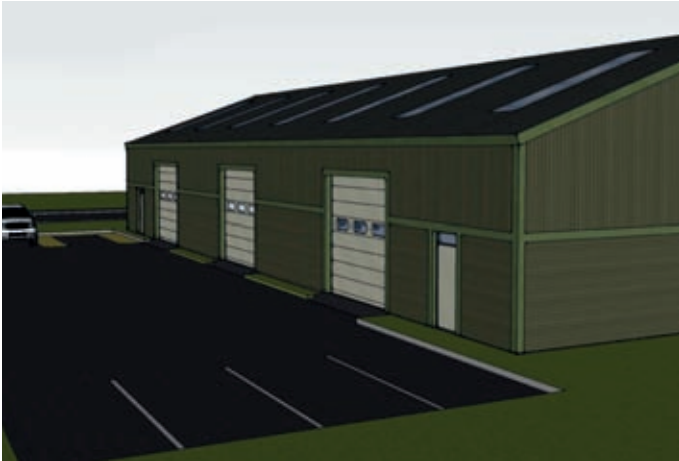
**NO. 1 KILMORY PARK
KILMORY INDUSTRIAL ESTATE
LOCHGILPHEAD PA31 8RR**



**T: 01563 525504
M: 07535 277 139**



NO. 1 KILMORY PARK KILMORY INDUSTRIAL ESTATE LOCHGILPHEAD



Description

The subjects will comprise a detached, single-storey light industrial building of traditional construction. The property will have a rectangular open plan area, capable of subdivision; 3 large roller access doors; glazed display area, WC and kitchen facilities and 17 parking spaces.

Areas and Dimensions

The subjects will extend to:

500 sq m (5,382 sq ft)

Location

Lochgilphead, with a population of approximately 2,300, is the administrative centre of Argyll and Bute. The town lies at the southern end of Loch Gilp, a branch of Loch Fyne, and on the banks of the Crinan Canal. Ardrishaig is 2 miles to the south with a population of 1,300 approximately and Inveraray is 24 miles to the north on the A83. Lochgilphead benefits from numerous facilities including a thriving retail centre, Lochgilphead Joint Campus, Argyll College, Argyll and Bute Hospital, and Mid Argyll Care Centre, as well as various leisure facilities.

Kilmory Park Industrial Estate is located at the southern end of Lochgilphead on the A83 from Glasgow. This new estate is located close to the existing Kilmory Industrial Estate which houses various commercial businesses such as Keyline, Storvik, HIE, Harbro, and an annexe of Argyll College.

Rent/Price

Available on request.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will bear their own legal costs in the conclusion of a transaction. The ingoing tenant will be responsible for Land and Buildings Transaction Tax and Registration Dues if appropriate.

Entry

By arrangement.



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Viewing and Further Information

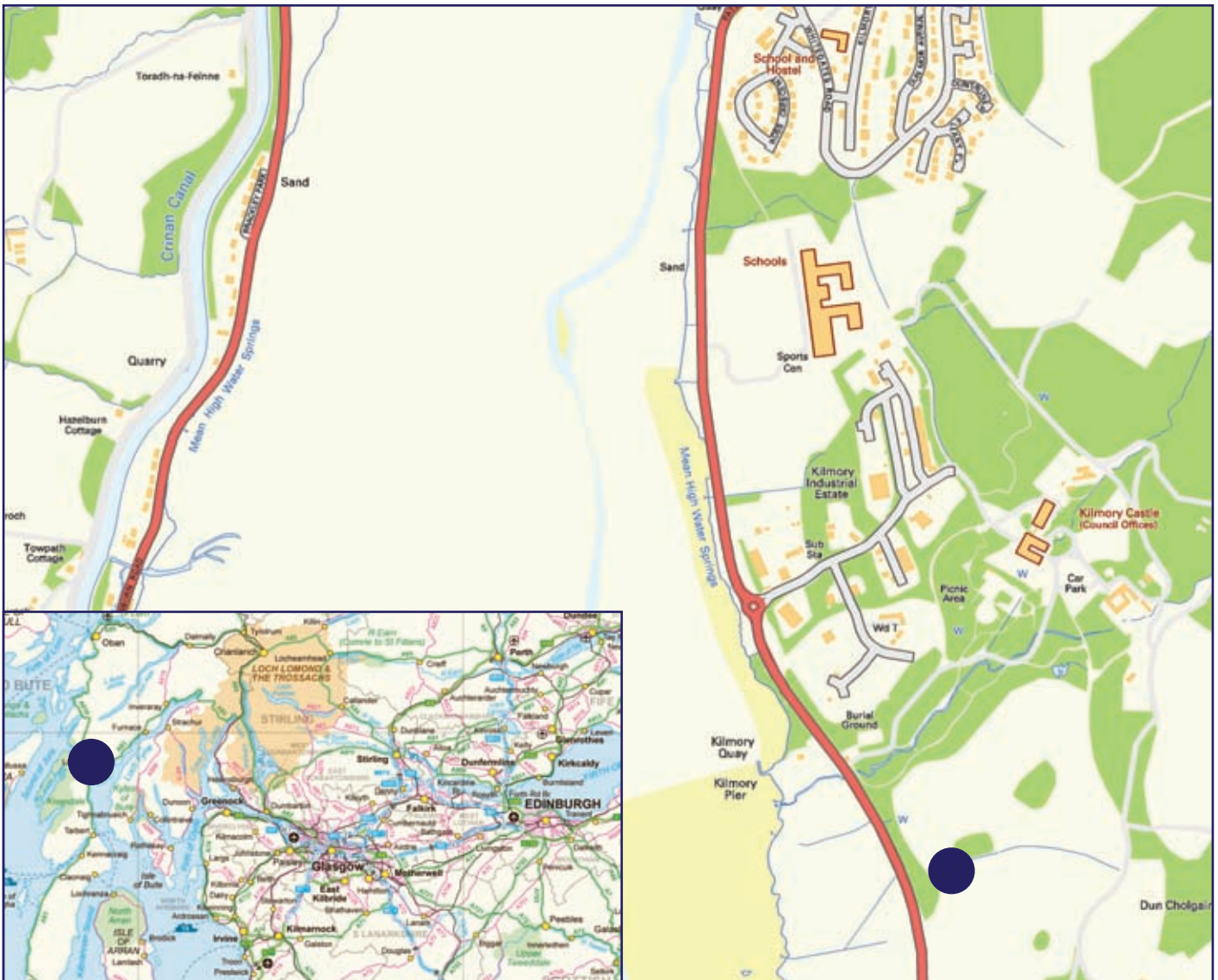
Strictly through the sole lettings agents:-

William Taylor

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Sept 2015