

HIGHHOUSE INDUSTRIAL ESTATE  
AUCHINLECK • KA18 2LL

## NEW BUILD OPPORTUNITIES

## TO LET

- Opportunities for bespoke development to tenants' requirements.
- Units from 2000 to 7000sqft with external private yards.
- Strategic location to cover South and East Ayrshire.
- Rent on Application.



Image for indicative  
purposes only

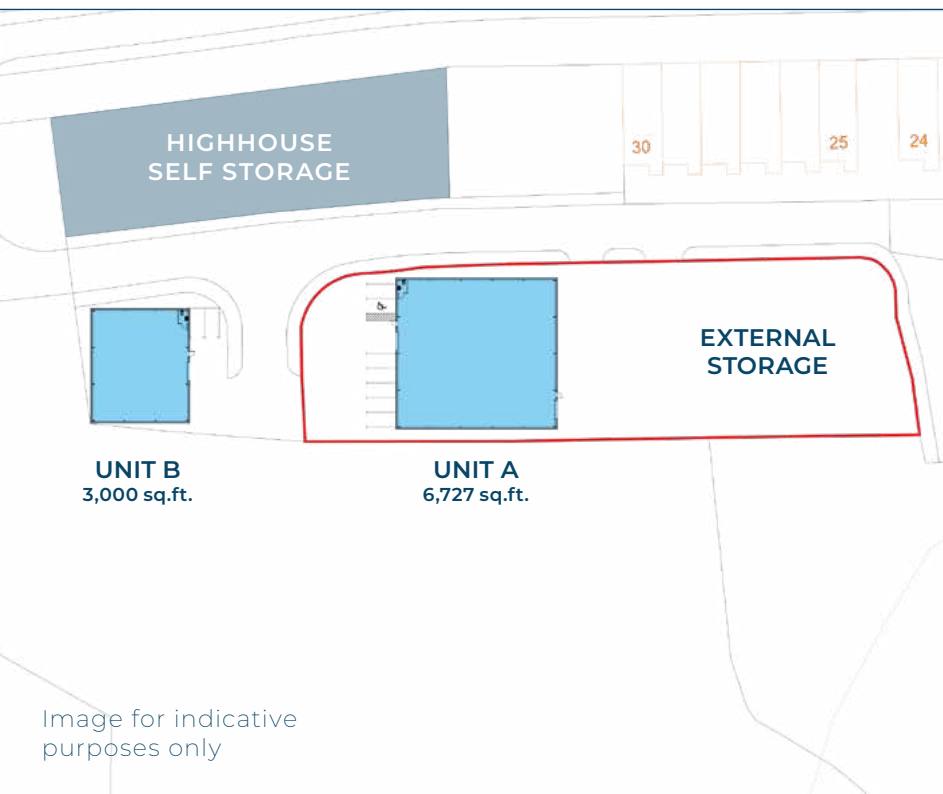


Image for indicative purposes only

## Location

Highhouse Industrial Estate is located west of Auchinleck town centre, accessed off Barony Road (B7036). Auchinleck (population circa 4000) is a well-established town centrally located in East Ayrshire, 15 miles east of Ayr and 2 miles north of Cumnock.

The busy Highhouse Industrial Estate provides 30 units and contract storage facilities to meet the needs of a variety of national and local business occupiers. The Estate lies within walking distance of the town centre and Auchinleck Train Station (Glasgow 56mins / Dumfries 49mins). The estate has an onsite café and ample car parking for both cars and goods vehicle. Grounds maintenance and CCTV are provided by the Landlord.

## Specification

New buildings (and yards) will be constructed to current standards. A full specification can be tailored to suit individual needs and provide sustainable design.

All mains services are available at the estate.

## Occupational Costs

Costs will depend on the specification of the development which can be assessed by our development team and discussed with interested parties to agree a rent payable representing individual preferences.

## Tenancy Formalities

Tenants will be expected to enter into a full repairing lease and to pay separately the assessed commercial rate and for services at the premises. Each party will be responsible for their own legal costs.

## Viewing & Further Information

Strictly by prior arrangement with:-

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### REFERENCE - WSAXXX