

A development by



MOORFIELD NORTH

Pre-Let, Build to Suit & Turnkey Freehold Opportunities
5,000 to 200,000 sq ft

MOORFIELD NORTH, KILMARNOCK, KA2 0FE



VIEW 360°

Location

- Moorfield North is located to the west side of Kilmarnock, a town situated within East Ayrshire which serves as the administrative centre of the Council.
- The site is well connected and fronts the A71 Kilmarnock to Irvine Road, which links directly with the A77 and M77 trunk roads to Glasgow via Bellfield Interchange, approximately 3 miles east of the site.
- The A77/M77 provide direct access to Glasgow and the wider Scottish motorway network, whilst the A71 provides an alternative route directly to the M74 and to Edinburgh.
- Surrounding occupiers include MKM, GAP, PDM, Braehead Foods and Scotia Windows.



DRIVE TIMES

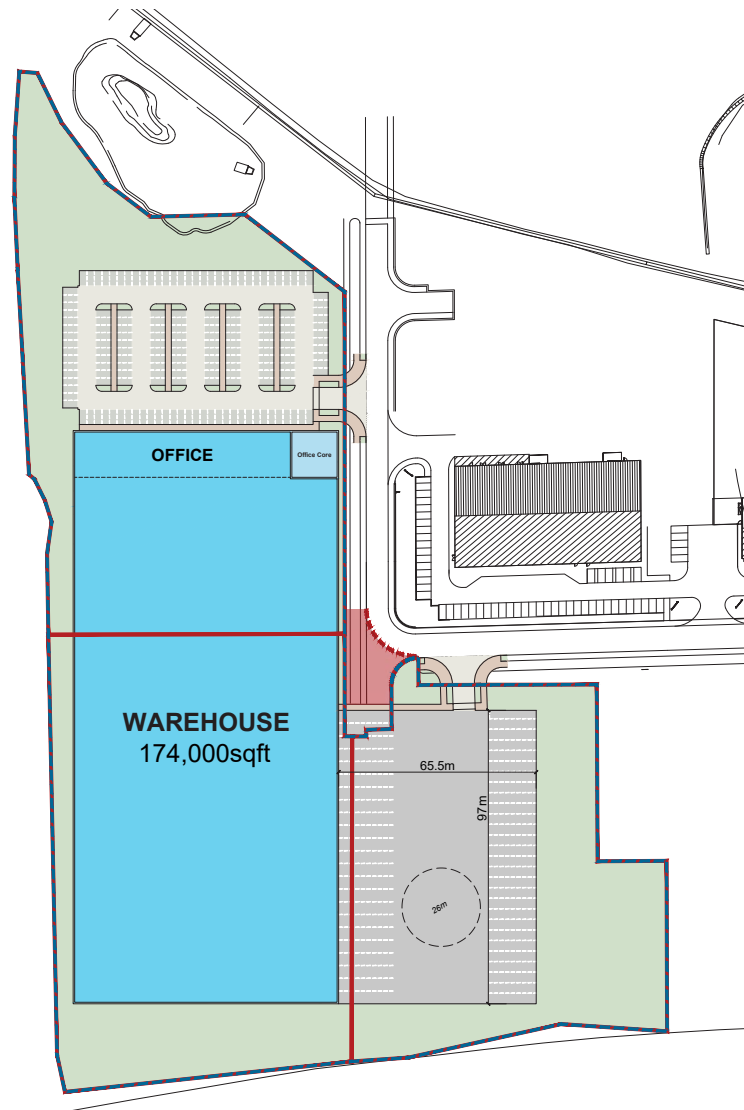
KILMARNOCK	7 min	2.7 miles	EDINBURGH	1 hour 50 min	74 miles
PRESTWICK AIRPORT	20 min	13 miles	CARLISLE	2 hours 5 min	119 miles
GLASGOW	35 min	26 miles	ABERDEEN	3 hours 6 min	171 miles
GLASGOW AIRPORT	35 min	30 miles	MANCHESTER	4 hours	238 miles



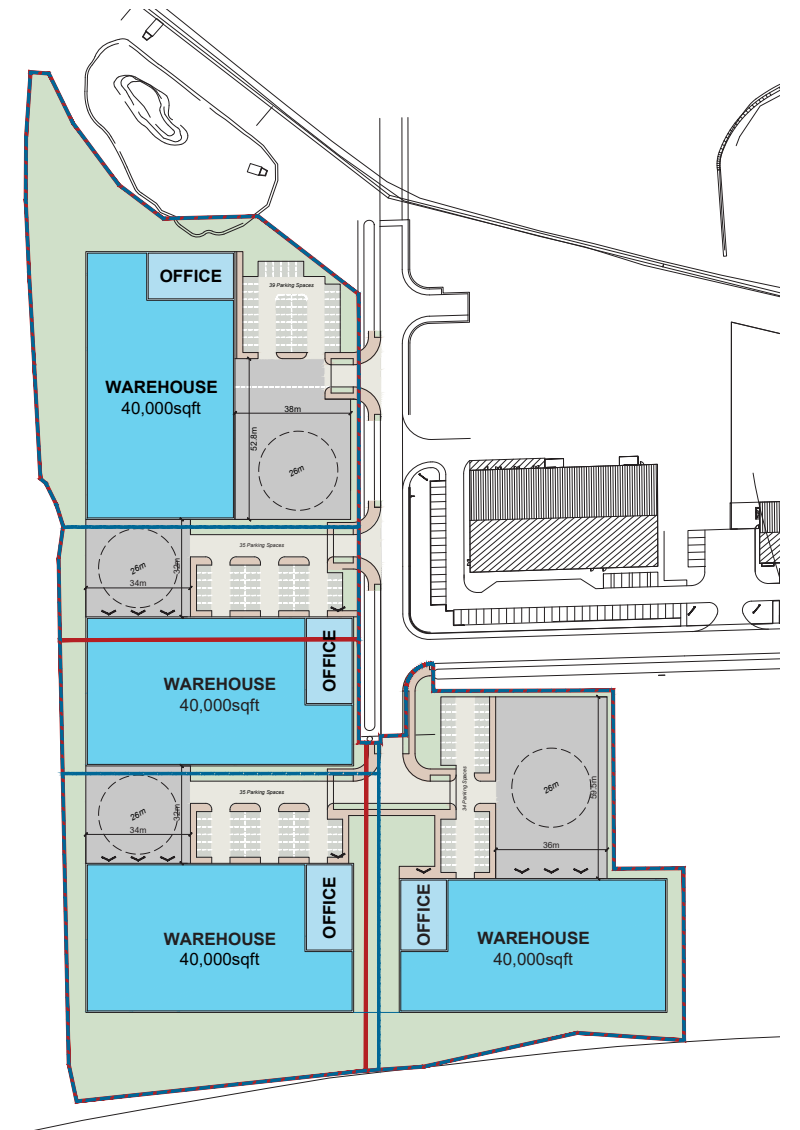
..... DIRECTION TO THE A71

The Opportunity

- Moorfield North comprises fully serviced plots of development land totalling approximately 11.13 acres.
- The plots offer a range of potential building sizes with scope to accommodate developments of up to 200,000 sq ft of new industrial/logistics accommodation.
- Discussions can be had on requirements between 5,000 – 200,000 sq ft, and buildings can be delivered in a variety of sizes. Trade counter use can also be accommodated.
- Each enquiry will be dealt with on merit and the developer can cater for specific design to suit requirements.



SINGLE UNIT LOGISTICS SCHEME



MULTI-UNIT INDUSTRIAL & LOGISTICS SCHEME



Moorfield North
comprises fully
serviced plots
of development
land totalling
approximately
11.13 acres.

MOORFIELD NORTH

B7801

BRAEHEAD
FOODS

CAP
PLANT & TOOL HIRE

NATURAL
FOOD FOR PETS
DOG | CAT | RABBIT

MKM

PDM BUILDBASE

A71



VIEW 360°

Planning & Delivery Timeline

Delivery timescales for units will be approximately 12-18 months, subject to planning, following an Agreement for Lease being completed. Occupier requirements and fitting out works can also be built into the construction programme.

Terms

The subjects are available on new full repairing and insuring leases, further terms on request. Turnkey freehold options will be considered subject to negotiation.

Legal Costs

Each party will be responsible for their own legal costs. In the normal manner the incoming tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues.

Local Authority Rates

The property will require to be assessed for rates once a tenant takes occupation. *As a new build unit, the tenant is likely to be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Ayrshire's Assessor's Department: 01292 612221.

VAT

VAT will be payable on the rental and all other costs associated with the property.

**MOORFIELD
NORTH**

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West Ranga is a multi-disciplinary property investment and development company widely considered best-in-class at delivering technically challenging Design & Build (D&B) solutions to occupiers in the UK commercial property market.

Their team have the technical capability and experience to quickly identify and understand an occupier's requirements and influence design and procurement to deliver the most cost effective and efficient property solution. They are experts in the delivery of ESG compliant, decarbonised projects.

Further Information

All enquiries should be directed via the joint marketing agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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