

For Lease

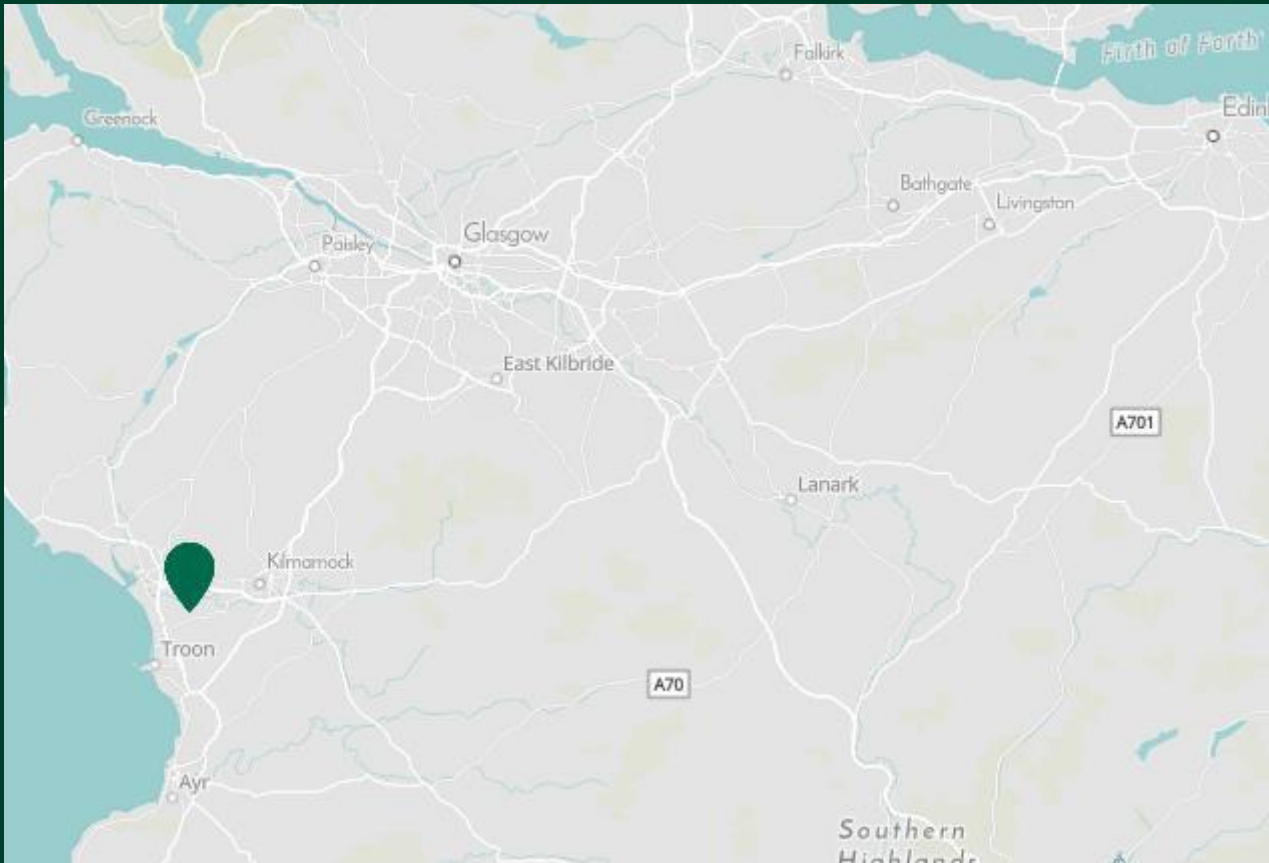
CBRE

Units B11 & B14

Olympic Business Park

Dundonald KA2 9AE





High bay warehouse opportunity available to occupiers on competitive rates.

Olympic Business Park is located in the village of Dundonald, South Ayrshire which lies approximately 6 miles west of Kilmarnock, and 32 miles south west of Glasgow.

Dundonald benefits from good road connections with a network of A roads surrounding the village which provides convenient access across the central belt of Scotland, and south into northern England.

The A71 Kilmarnock to Irvine Road, which links directly with the A77 and M77 trunk roads to Glasgow via Bellfield Interchange, is approximately 2 miles north of the site.

33,079

Sq ft

2

Miles from the A71

10

Minute drive to Kilmarnock

Summary

The subjects comprise a warehouse building of steel portal frame construction with fully secure concreted yard. The roof and upper section of the walls are clad in profiled metal sheeting, with exposed brickwork to dado height along the external elevations. There is a solid concrete floor throughout.

Some key features include:

- 1 x electric vehicular access door (5m x 5m0)
- 3 phase power
- Concrete slab flooring
- 6.95m minimum eaves height
- Service yard / parking area
- Well managed estate with on site management team and 24 hour security

Accommodation:

Unit	Size (sq ft)	Size (sq m)	Rent (per sq ft)
Unit B11 & B14	33,079	3,073	POA



Disposal Terms

The subjects are available on new full repairing and insuring leases, further terms on request.

Flexible lease terms may be available, subject to negotiation.

Rent

Available on request.

VAT

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

Entry

To be agreed between the parties.

EPC

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred.

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