

For Lease

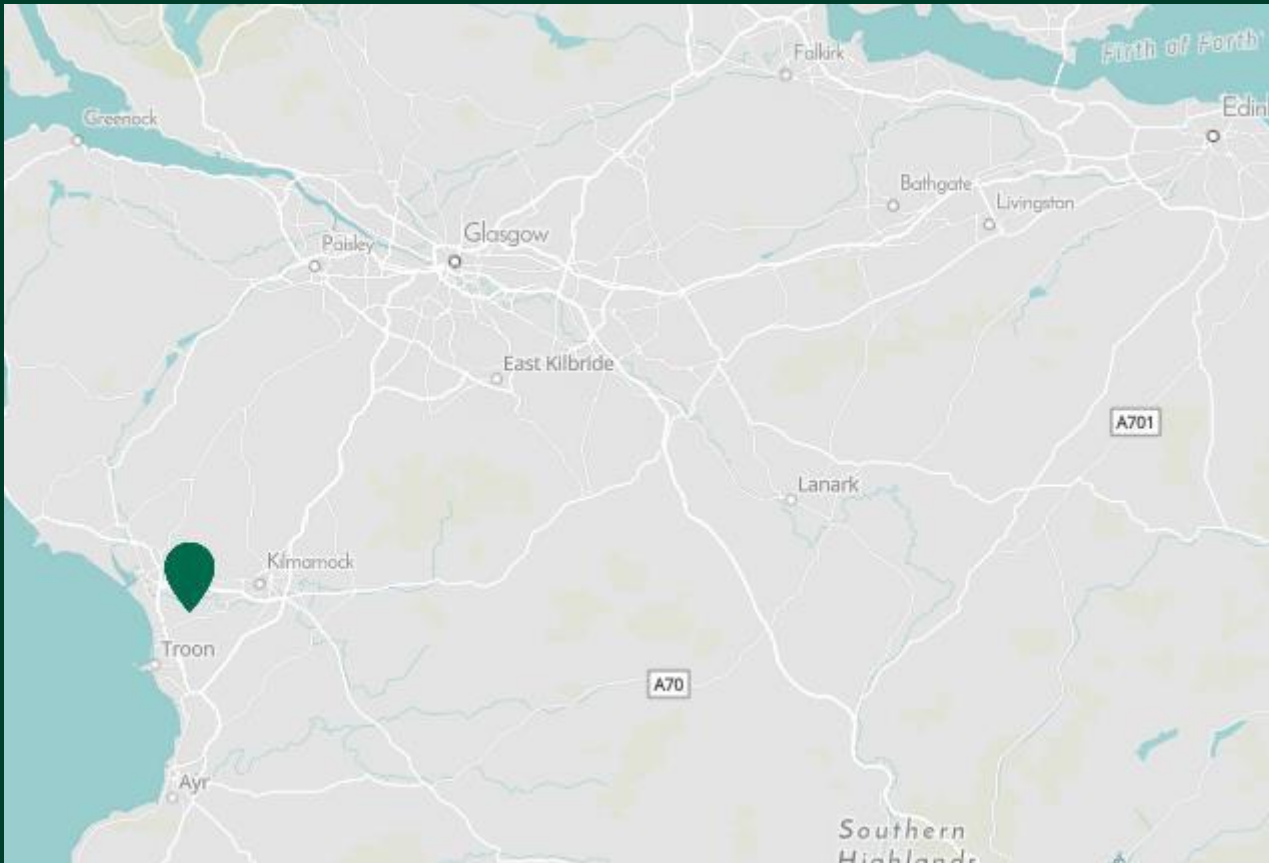
CBRE

Unit B15

Olympic Business Park

Dundonald KA2 9AE





Warehouse with chilled food storage capacity, open warehousing and a large secure yard.

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.

37,776

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 large secure yard. The unit was previously used for chilled / frozen food storage and distribution, and the fridge and freezer units have been retained and are available to incoming tenants. There is a solid concrete floor throughout.

Some key features include:

- Large warehouse with food distribution capacity - large fridge and freezer in situ
- Large, fully secure concreted yard area
- 6.83m minimum eaves height
- 3 phase power
- Office / welfare accommodation
- Car parking
- Dock level access (x6 doors)

Accommodation:

Unit	Size (sq ft)	Size (sq m)	Rent (per sq ft)
Unit B15	37,776	3,509	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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