

For Lease

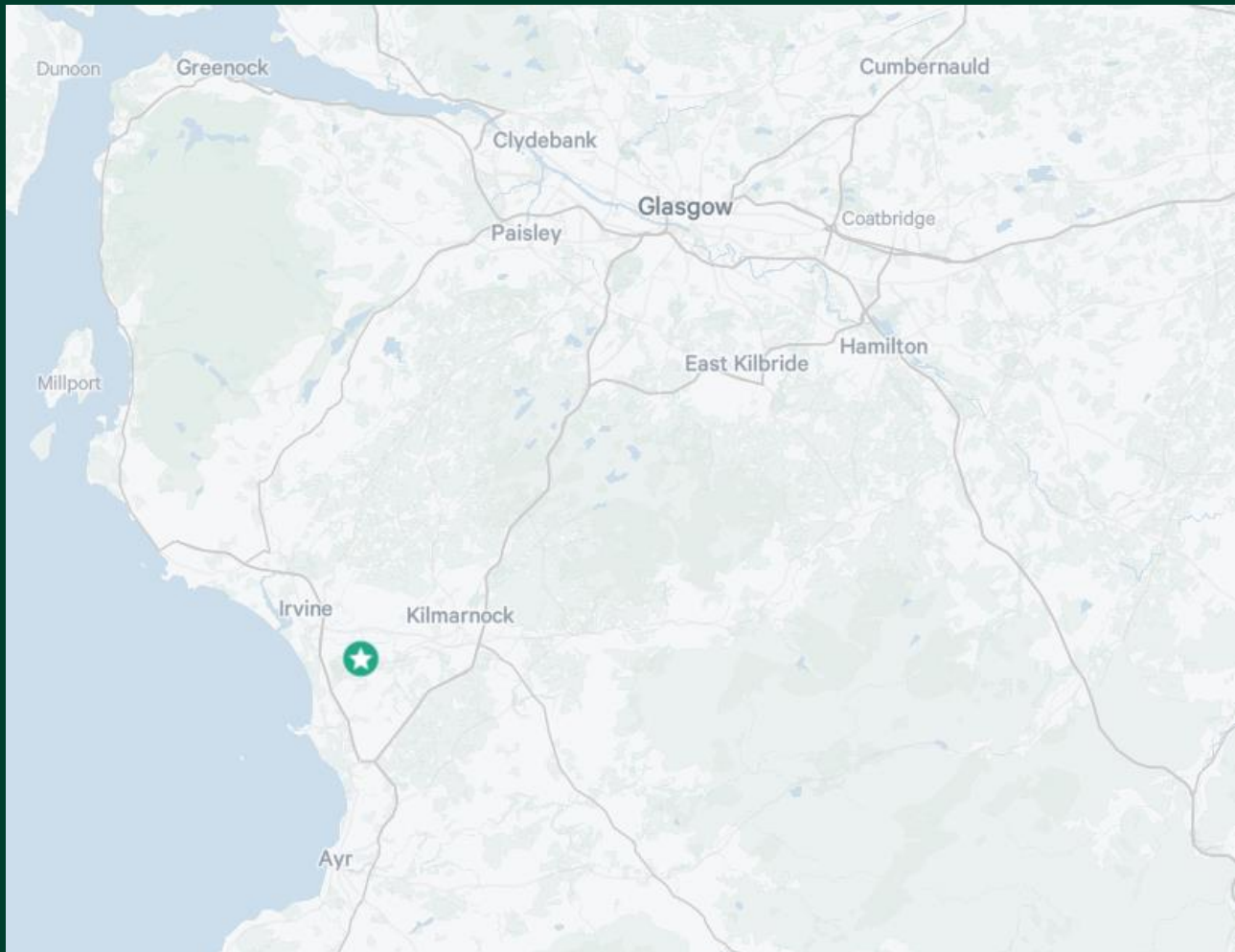
CBRE

Unit D4

Olympic Business Park

Dundonald KA2 9AE





## Warehouse with attractive external storage / loading capacity.

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.

1,706

Sq ft

2

Miles from the A71

10

Minute drive to Kilmarnock

# Summary

The subjects comprise a warehouse building of steel portal frame construction within the Business Park. There is a solid concrete floor throughout.

Some key features include:

- 2.8m minimum eaves height
- 3 phase power
- Office / welfare accommodation
- Storage space – warehouse sub-divided by walkway
- 1 x Roller Shutter Ground Level access door
- 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 D4	1,706	158	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.

## AML / KYC

In order to comply with Anti-Money Laundering legislation the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

## Contact Us

### Mike Brown

Associate Director

07809 231 449

[mike.c.brown@cbre.com](mailto:mike.c.brown@cbre.com)

### James Tweedie

Assistant Surveyor

07502 769 446

[james.tweedie@cbre.com](mailto:james.tweedie@cbre.com)

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