

# TO LET

## REFURBISHED INDUSTRIAL UNITS

Busy Commercial Location

Unit 3 548 sq. m. (5,899 sq. ft)  
Offers over £24,000 p.a.

Unit 4/4A 574 sq. m. (6,176 sq. ft.)  
– Available Autumn 2025

Units 6/6A 580 sq. m. (6,247 sq. ft.)  
Offers over £24,000 p.a.



VIDEO TOUR



WHAT 3 WORDS

## AYR ROAD, CUMNOCK KA18 1EF

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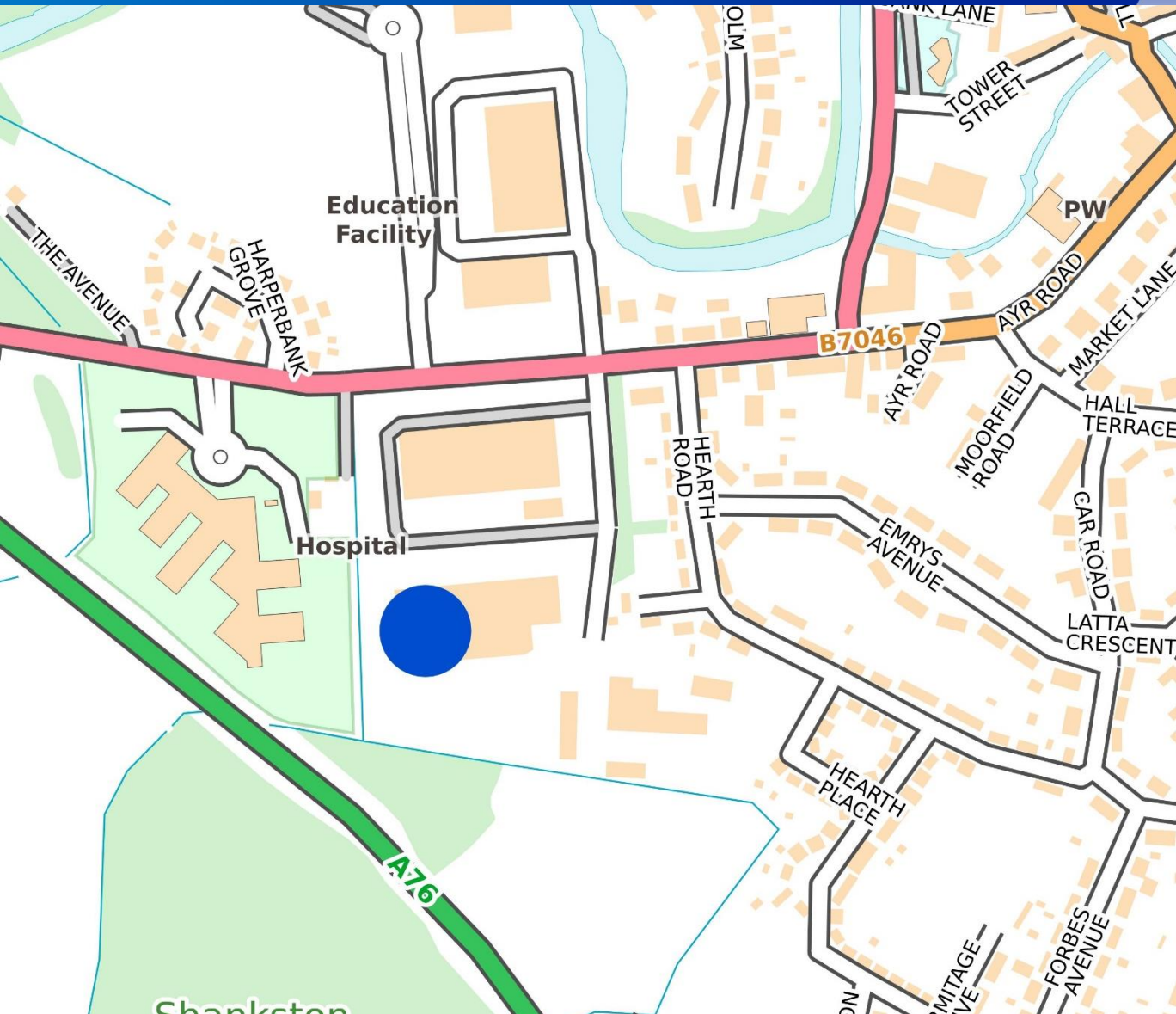
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# Location

AYR ROAD, CUMNOCK



## Location

The subjects are located in an established area of commercial industrial use within the town of Cumnock.

Cumnock is one of the principal settlement in the East Ayrshire Council area with a resident population of around 9,400.

## Description

The subjects comprise a terrace of three industrial units together with tar based yardage.

Units 3 and 6/6A have been upgraded to a high standard with works on Units 4/4A due for completion in Autumn 2025..

## Rateable Value

To Be Reassessed

## EPC

Available Upon Request

## Rent

Unit 3 - Offers over **£24,000 per annum.**

Unit 6/6A – Offers over **£24,000 per annum**

Unit 4/4A – Available Autumn 2025

## Legal Costs

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

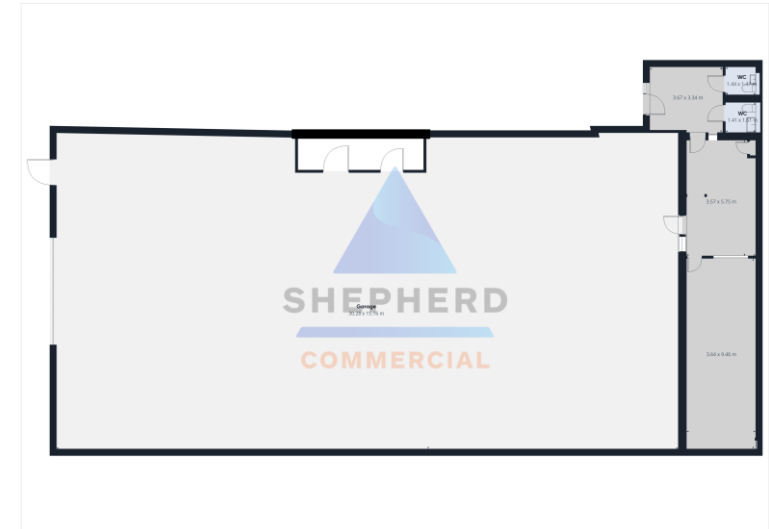


FIND ON GOOGLE MAPS

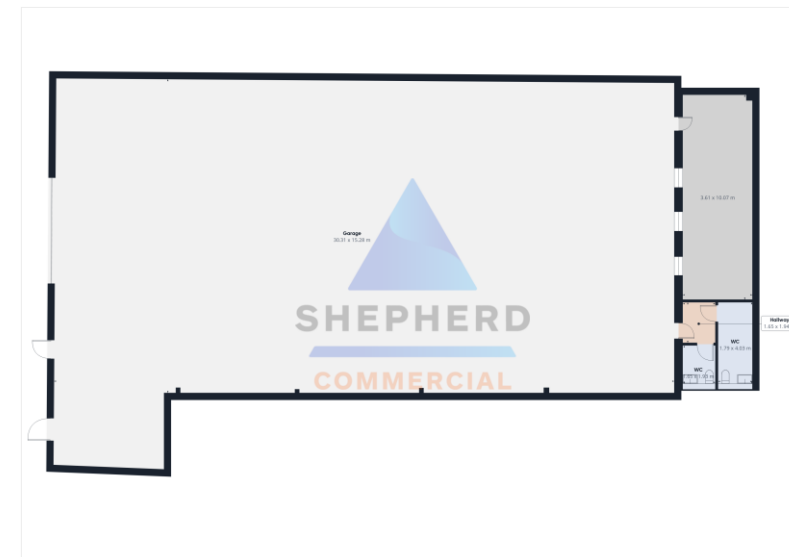
## Photos

AYR ROAD, CUMNOCK

## Unit 3



## Unit 6/6A







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## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Kevin Bell**

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### Shepherd Chartered Surveyors

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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