

TO LET

Modern Industrial Unit

Located within a popular business park

Nearby to the A77

Prime pitch within the site

Maximum eaves 9m

174.92 Sq M (1,883 Sq Ft)

Offers over £14,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

31 BOUNDARY ROAD, AYR, KA8 9DJ

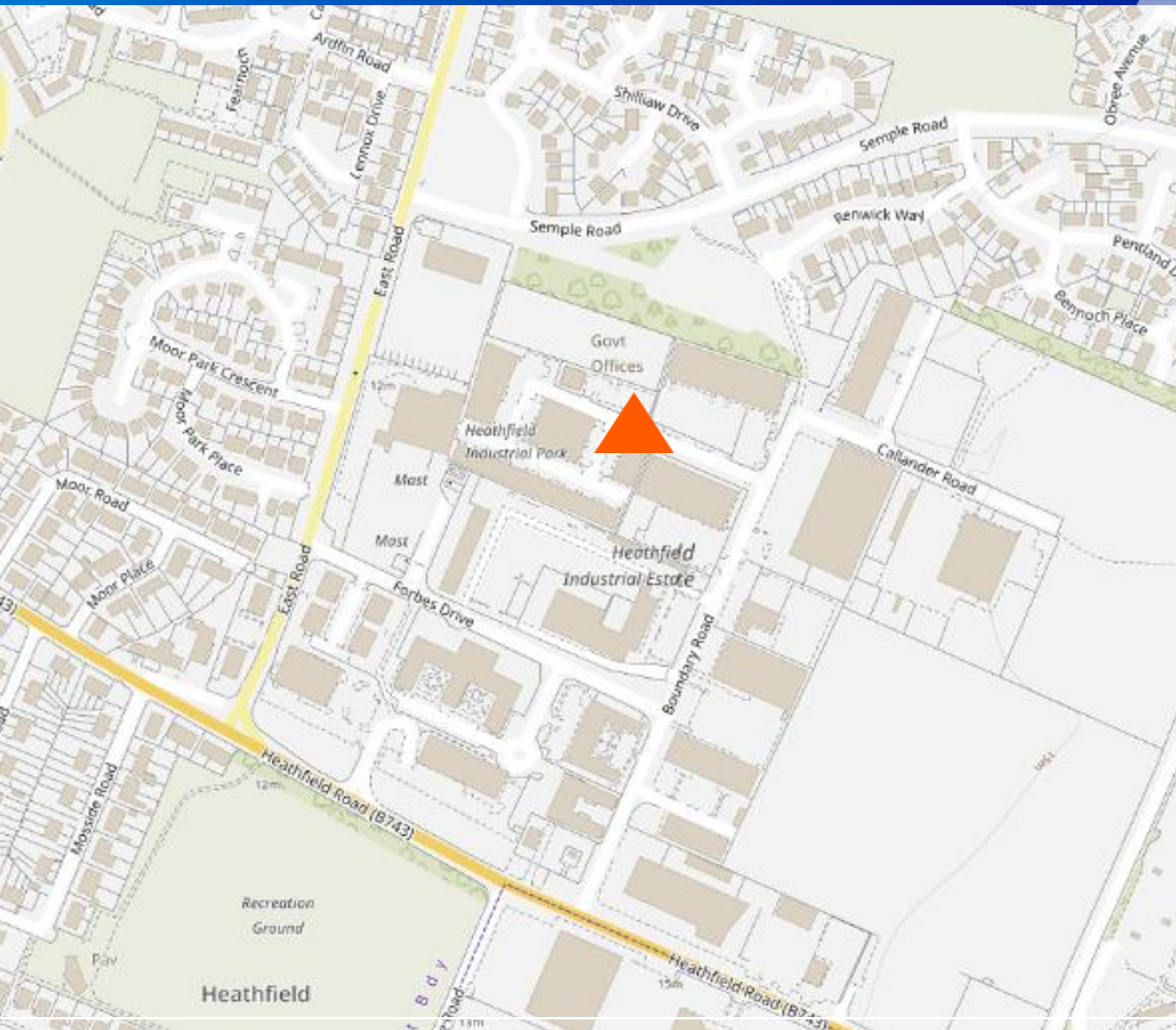
CONTACT: Daniel Bryson BSc (Hons) | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





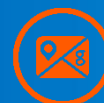
Location

31 BOUNDARY ROAD, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

Boundary Road is Ayr's premier industrial estate housing a strong mix of national and local occupiers including Huws Gray, DVSA, Booker, Ayrshire Trade Frames and Huxtable Design & Build Limited.



FIND ON GOOGLE MAPS



Description

31 BOUNDARY ROAD, AYR



The subjects comprise an end terrace, single storey industrial unit of steel portal frame construction clad in profile metal sheeting externally beneath a pitched roof assumed clad in similar. The subjects benefit from both a pedestrian and vehicular access doors. The property benefits from parking/yard space to the front elevation.

Internally the property benefits from a concrete floor throughout, maximum eaves height of 9m, a WC and modern LED lighting throughout. There are windows to upper levels of aluminium double glazing with the property designed to accommodate a mezzanine installation by a new tenant if required.

The current tenant fit out including mezzanine floor will be removed upon agreement of a new lease.

The property benefits services of 3 phase electricity, water and drainage. Lighting is of LED throughout.

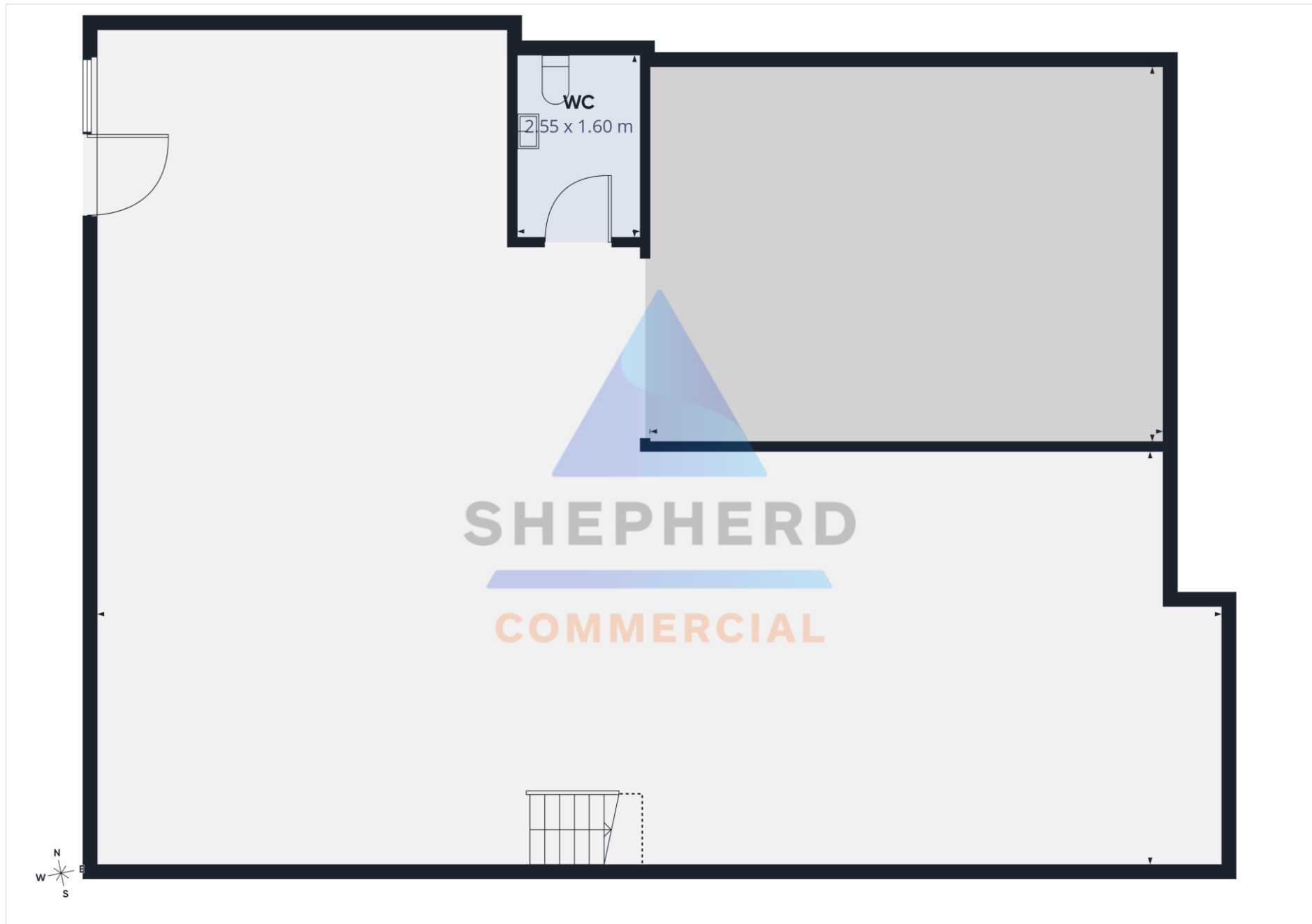
	m ²	ft ²
	174.92	1,883

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

31 BOUNDARY ROAD, AYR





Rental

Offers over **£14,000 per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

Rateable Value - £13,900

Potential Rates Payable - £3,175 per annum

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has been elected for VAT and therefore VAT is payable upon the rent and any other charges.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



Get in Touch

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



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



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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