

# Unit 39 Mackintosh Place

SOUTH NEWMOOR INDUSTRIAL ESTATE, IRVINE, KA11 4JT

To Let - Detached Industrial / Distribution Unit with Yard & Parking

16,861 sq ft (1,566.41 sq m)



savills



### KEY HIGHLIGHTS

- 2x Electric Sectional Doors
- Office accommodation
- On-site car parking
- 8.0m Eaves
- Secure service yard

## LOCATION

The subjects are situated within the north section of South Newmoor Industrial Estate on the east most side of Mackintosh Place.

South Newmoor is accessed from Long Drive (B7080) and is an established and successful industrial and business location. The estate is situated close to Warrix Interchange connecting with the A71 which runs West to East with the A78 running North to South.

The estate is therefore well positioned and this is supported by the presence of a number of well-known industrial operators, including a large number of trade counter businesses benefitting from the south section of the estate's prominence. These occupiers include; Edmundson Electrical, Howdens Joinery, Toolstation, Screwfix and Topps Tiles among others.

In a wider context, Irvine is located approximately 30 miles to the south west of Glasgow, 15 miles north of Ayr and is North Ayrshire's principle town with a population catchment close to 150,000 persons. Irvine lies on the A78, A71, A737 and A767 road routes and therefore links well with Greenock, Ayr, Kilmarnock, and Glasgow. Prestwick Airport is situated 7 miles to the south.

## DESCRIPTION

The building comprises a detached industrial distribution warehouse with a steel portal frame construction. The office and ancillary facilities are contained within a two storey L shaped section wrapping round the west and south elevations. The walls are formed in concrete blockwork to dado height over-clad with profiled metal sheeting. The roof is covered in the same specification.

Principal pedestrian access is to the office section via an aluminium framed and glazed doorway from the south elevation with supplementary access from single pedestrian pass doors. The windows are of the same aluminium framed design. The office and ancillary section interconnects internally with the warehouse.

Direct access to the warehouse area is from two mechanically operated roller shutter doors contained within the north elevation with dimensions of 4.5 metres width by 4.5 metres height. 6 narrower and lower doors are contained in between the main vehicular doors with a further one in the north west corner and these appear to be for the use of transit / sprinter style vans and/or forklifts.

Internally, the warehouse provides clear span space with a solid concrete screed floor, painted blockwork walls to dado with the upper sections and roof open to the internal lining of the profiled cladding. The eaves height measures 8.0 metres to the underside of the steel portal frame. Fluorescent lights are contained within this section with heating from Ambi-rad style fitments.

A steel mezzanine structure is contained within the west side of the warehouse and this provides open storage and also links in with the first floor office level.

The office and ancillary space is contained over ground and first floor levels and includes; offices, WCs, locker room, communications room, shower room and kitchen facilities. The finishes are typically modern, largely with carpet and vinyl floors, painted plasterboard walls and a suspended acoustic tile and grid ceiling system. Heating is from wall mounted radiators. Lighting is incorporated within the ceiling grid.

Two sets of metal palisade security gates provide separate access / egress to the car park and yard from Mackintosh Place. The building, car parking and yard space are fully secured by metal palisade fencing with security wiring above. The car parking areas sit to the west and south of the building, providing a total of 44 spaces. The yard is to the north and therefore allows loading to the north elevation where there is a canopied loading area. Surfacing comprises mono block to the parking sections and concrete to the yard area.



## ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Ground - Warehouse	10,136	941.69
Ground - Offices & Ancillary	3,362	312.36
First - Offices & Ancillary	3,362	312.36
<b>Total</b>	<b>16,861</b>	<b>1,566.41</b>
Mezzanine	1,237	114.93

### IMPORTANT NOTICE

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Designed and produced by Savills Marketing: 020 7499 8644 | March 2026

## LEASE TERMS

The property is available on a new Full Repairing & Insuring (FRI) lease term, by way of a sub-lease. The existing lease runs until the 25<sup>th</sup> June 2034.

## LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPC certificate available on request.

## RATEABLE VALUE

The property is entered in the valuation role as two separate entries, listed below:

Address	Rateable Value
36 Mackintosh Place	£86,500
39 Mackintosh Place	£23,400
<b>Combined Rateable Value</b>	<b>£109,900</b>

## CONTACT

For further information please contact the letting agents on:

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