

TO LET - OFFICE

39 MACKINTOSH PLACE

South Newmoor Industrial Estate, Irvine, KA11 4JT



Key Highlights

- 3,362 sq ft
- Secure yard and car parking
- Short and Long term occupations available
- Irvine's prime industrial location close to A71/A78 trunk roads
- Office accommodation
- Self-Contained first floor office

SAVILLS Glasgow
163 West George Street
Glasgow G2 2JJ
0141 248 7342
savills.co.uk



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.

Principal pedestrian access is to the office section via an aluminum framed and glazed doorway followed by a staircase to the first floor from the south elevation. The windows are of the same aluminum framed design.

The office space is contained over the first floor level. 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.

The car parking areas sit to the west and south of the building, providing a total of 44 spaces which are shared with the neighbouring occupier.

Terms

Available on request.

Contact

Jonathon Webster

0141 222 4114

07976910987

jonathon.webster@savills.com

Ross Sinclair

0141 222 4145

07557972955

rsinclair@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 14/07/2021