



TO LET

Warehouse/Industrial/Trade Counter Unit

2,910 sq.ft (270 sq.m)

Unit 3, Callander Road, Heathfield Industrial Estate, Ayr, Scotland, KA8 9AF

- 5m eaves height with vehicle entry door
- Well established industrial location
- Ideal for trade counter/showroom use

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**01384
400123**

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Areas (Approx. Gross Internal)		
Unit 3	2,910 sq.ft	(270 sq.m)
TOTAL	2,910 sq.ft	(270 sq.m)

Description
Unit 3 comprises of a mid-terraced industrial/trade counter warehouse with private car parking. The unit has an internal eaves height of 5m with a full height, electronic vehicle entry door and comprises open plan warehousing with ancillary accommodation to the front elevation.

Location - KA8 9AF
Heathfield Industrial Estate is the prime commercial and trade counter loction with Ayr, located just off the A77 via the Whitletts roundabout and Heathfield Road. The estate lies to the north of Ayr and south of Prestwick with a catchment of 80,000 persons in a 5 mile radius.

Operators in the immediate vicinity include Crown Decorator Centres, Carpet Direct, Martin Plant Hire, Booker and Screwfix.

Rent
£24,000 pa excluding VAT.

Business Rates
Unit 3 - £11,600

Service Charge and Insurance
A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

Energy Performance
Further information available upon request.

Legal and Surveyor Costs
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Travel Distances		
A719	1 mile	4 minutes
A77	1 mile	4 minutes
A70	3 miles	8 minutes
M74	53 miles	59 minutes
M77	53 miles	59 minutes

Viewing
Strictly via prior appointment with the appointed agent:



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