



2,384 - 5,106 Sq Ft (221.47 - 474.35 Sq M)

5 DUKES ROAD

TROON

SOUTH AYRSHIRE KA10 6QR

TO LET

- Mezzanine floors, offices and W.C included
- Dedicated parking bays for each unit
- Three-phase roller doors with generous eaves height
- High quality insulated materials and finish throughout

Description

Location

The subjects are situated on the west side old Dukes Road, a short distance North of it's junction with West Portland Street, close to Troon town centre. Surrounding properties comprise a mixture of smaller industrial/workshop users all benefiting from the location's proximity to the town centre amenities.

Description

The premises comprise four separate units of modern workshop or warehouse accommodation varying in size form 2,384 sq. ft (Including mezzanine).

The property is of modern construction with generous eaves height and each unit has a roller shutter door which offers excellent vehicular access and the benefit of off-street car parking to the front.

The units are finished to a high standard with 3-phase electricity and each one incorporates office and toilet facilities.

Availability

Unit 3 - 1,788 sq.ft
Unit 4 - 1,841 sq.ft

Terms

The units are available on a full repairing and insuring basis on a term to be agreed between the parties.



Additional Information

EPC

The Energy Performance Certificate (EPC) can be made available on request.

Rent

£11,500 Per Annum

Legal Costs & VAT

Each party will be responsible for their own legal costs. Unless otherwise stated, all figured are exclusive of VAT.

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