



**AVISON
YOUNG**

FOR SALE - 22,140 sq ft Modern Industrial Facility With Extensive Yard

Drummond Crescent, Irvine
KA11 5AN

- Substantial modern industrial facility in a secure site environment.
- Facility totalling 22,140 sq ft / 2,056.85 sqm.
- Warehouse & secure yard facility.
- Min eaves 6.5m rising to 9.5m at pitch.
- Good access to Scotland's Motorway Network.
- High quality office / staff welfare facility within.

Accommodation

Area	Sq m	Sq ft
Warehouse	1,818.56	19,574.98
Office / Welfare	238.28	2,564.85
Total	2,056.84	22,139.82



Quoting Terms

Our client's Heritable Interest is available to purchase. For full details on quoting terms, please contact the selling agents.

EPC

An EPC is available upon request

Rateable Value

According to the Scottish Assessors Association Website, the subjects are noted to have a Rateable Value of £82,250.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

For further information or to arrange a viewing, please contact:

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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