



To let

office development,
Ardrossan, KA22 8DB

- Excellent, modern, purpose-built commercial premises
- Suitable for office, retail, restaurant purposes
- Approx. 1,630 sq m
- Suites from 70 sq m

Description

This impressive new building will provide good quality, modern, purpose-built commercial accommodation finished to a high standard.

Carefully planned over 3 main floors extending to 1,630 sq m/17,535 sq ft, the premises will incorporate numerous quality features which will provide flexible accommodation and an ideal choice for the progressive company seeking to promote a successful new image within an office, retail or café bar environment.

Location

The commercial development alongside the hotel comprises key elements of the Ardrossan North Shore project, which also includes around 400 houses and an extension of the adjacent marina to create around 250 new berths in the first phase.

The development will overlook the marina, which is close to the town centre and the ferry terminal which provides a regular service to the Isle of Arran – 700,000 passengers on an annual basis.

Ardrossan has excellent rail links to Glasgow. Road links have been improved considerably with the opening of the A783 by-pass and Glasgow Prestwick International Airport is approx. 30 minutes by car.

Services

The property will enjoy the benefit of perimeter trunking, full gas fired central heating, double glazing and passenger lifts to all floors.

Car parking and access

Immediately adjacent to the property there will be reserved parking for the commercial and hotel developments alongside a public car park for which modest tariffs are envisaged.

Ardrossan Harbour rail station is adjacent and Ardrossan South Beach station is nearby and they provide approximately 50 daily train arrivals and 50 departures in total. There are also 9 bus services which serve the location.

Facilities for staff

There are several cafes/take aways and restaurants within short walking distance, including Cecchini's which is immediately adjacent. The site is also next door to an Asda supermarket and several cash machines.

Price/rent

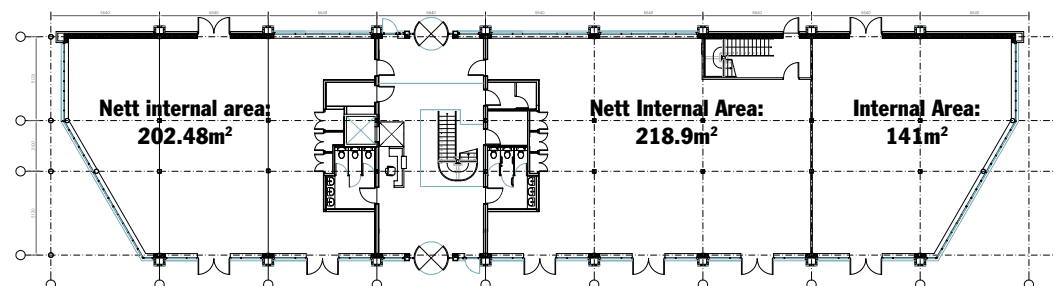
The properties are available to let in whole or part. For a lease Full Repairing and Insuring Terms are available. Rental on application.

Legal costs

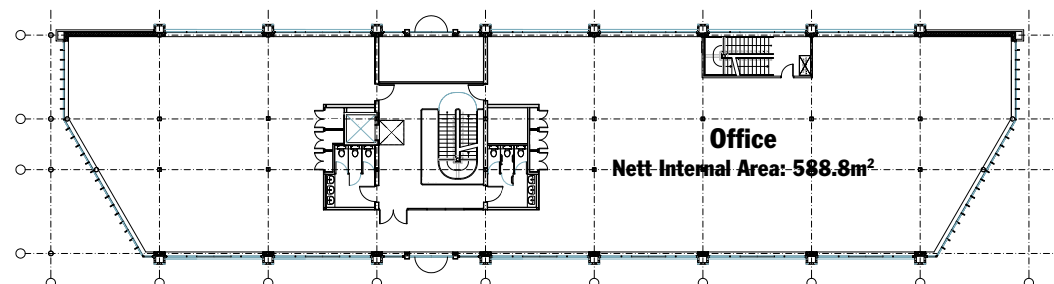
Each party will be responsible for their own legal costs incurred in any transaction, with the ingoing tenant or purchaser responsible for payment of stamp duty land tax and registration dues.

Floor plans

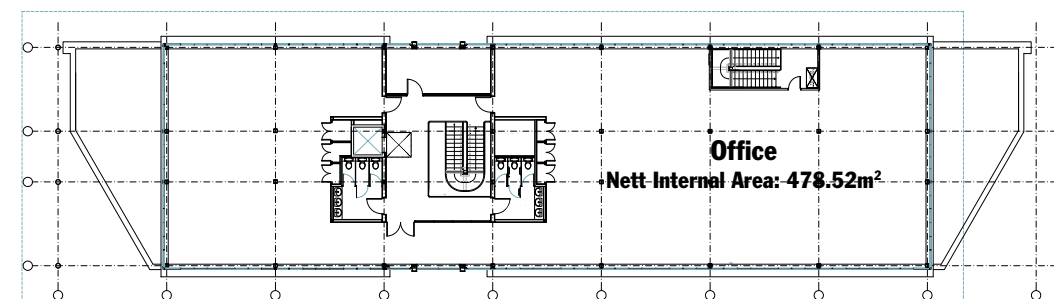
For illustration only - not to scale



Ground floor plan



First floor plan



Second floor plan



Ferry terminal

Ardrossan Harbour rail station

Cecchini's

ASDA car park



Ardrossan Marina

Ardrossan Harbour rail station

Site plan

152 parking spaces

Cecchini's

Boat sales

ASDA car park



Viewing and further information

By contacting joint letting/selling agents.



01292 281123
www.bellingramcommercial.co.uk

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