



**TO LET
/ FOR SALE**

Mixed use
/ office development

Ardrossan, KA22 8DB

Excellent, modern, purpose-built commercial premises

- Suitable for office, retail, restaurant purposes
- Approx. 1,636 sq m
- Suites from 50 sq m





Description

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

Carefully planned over 3 main floors extending to 1,636 sq m/17,600 sq ft, the premises incorporate numerous quality features which 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.

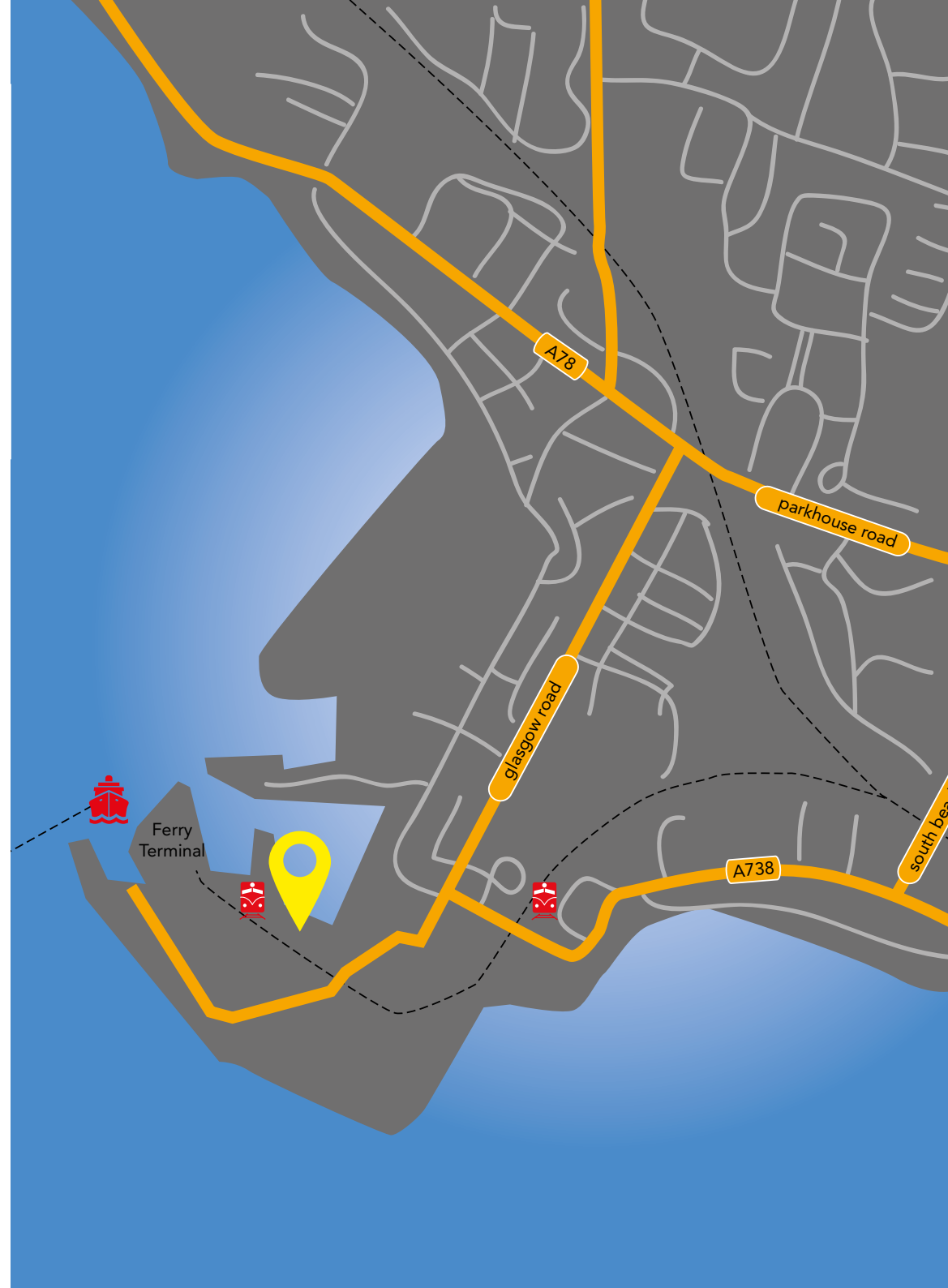


Location

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

The development overlooks the marina, which is close to the town centre and the ferry terminal providing 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.





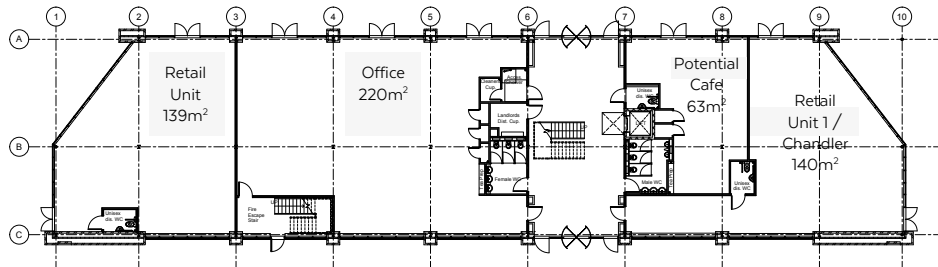
Services

The property enjoys the benefit of perimeter trunking, full gas fired central heating, double glazing and passenger lifts to all floors. Anticipated EPC rating B.

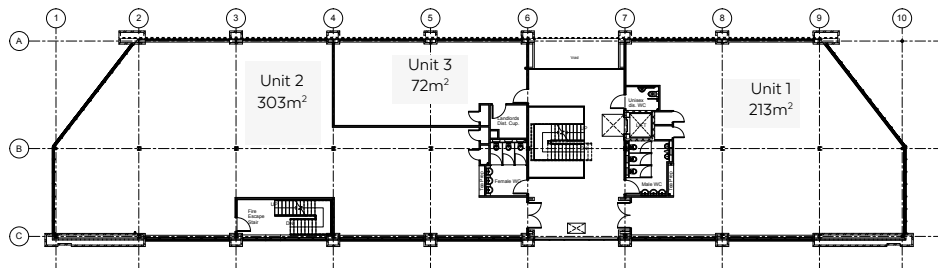


Floor plans

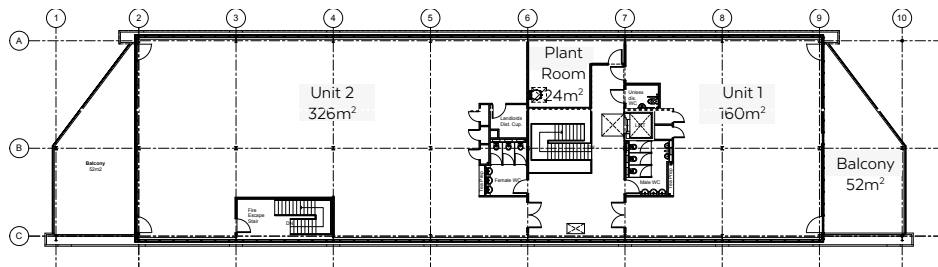
For illustration only - not to scale



Ground floor plan



First floor plan



Second floor plan



Car parking and access

110 car parking spaces are available immediately adjacent to the property, with a further 30 proposed spaces as a second phase.

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 around 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.





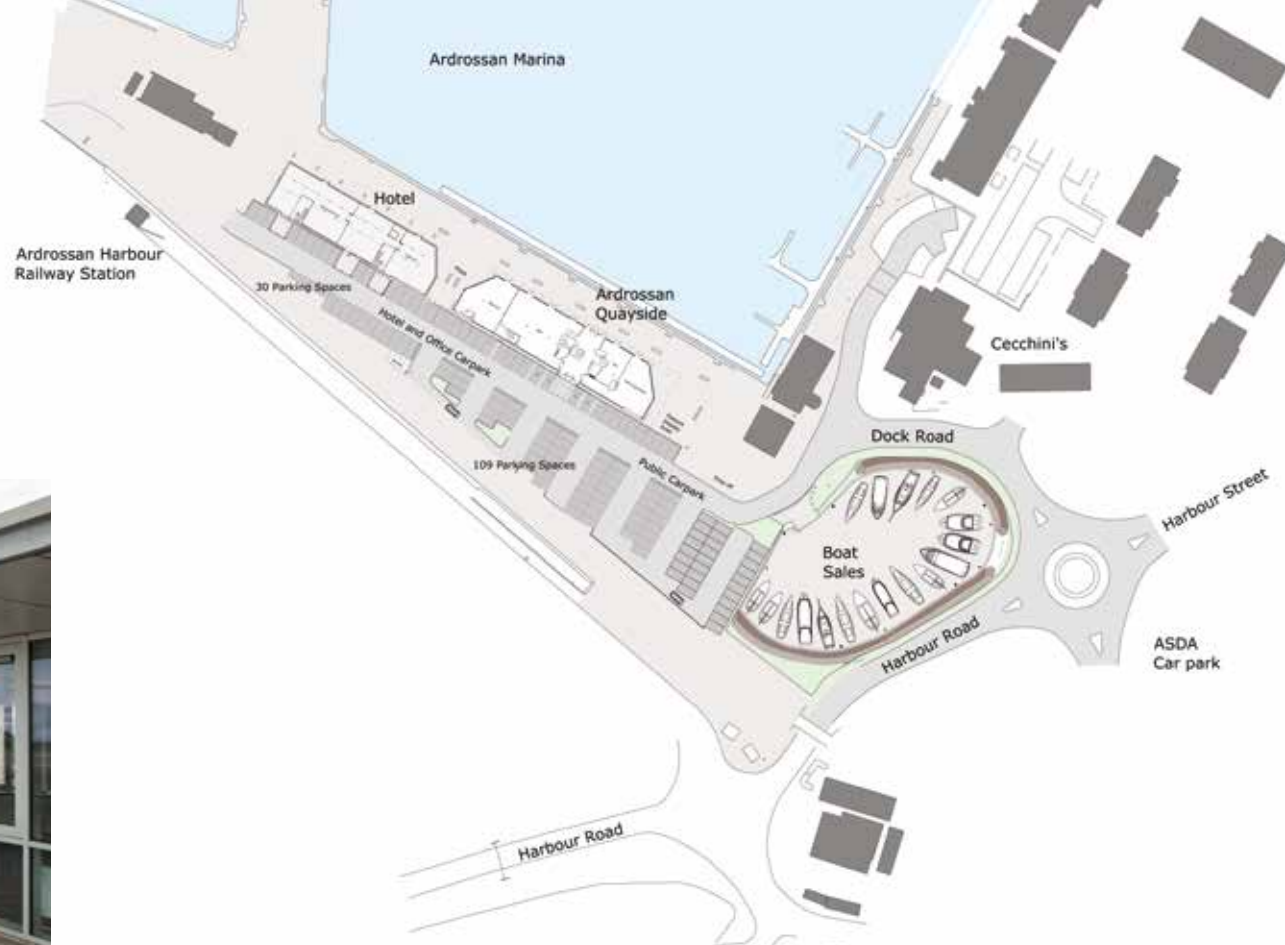
Legal costs

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.

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.





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