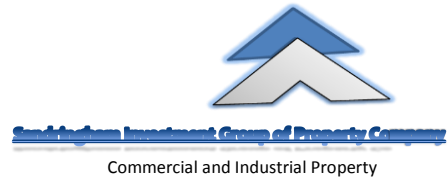


**TO LET**



**INDUSTRIAL UNITS ESTATE**  
**Thistle Business Park, 92 Ayr Road, Cumnock KA18 1EQ**



General Industrial Units to Let.

- 📍 Located at Cumnock
- 📍 Floor size from GIA (57 sq. m<sup>2</sup>) 612 sq. ft.
- 📍 The industrial Estate is around
- 📍 On site management office.
- 📍 CCTV monitoring on site.

**Full Description**

Cumnock is an historic market town in the south of East Ayrshire where the waters of the Glaisnock and Lugar meet. The town has many historical connections stretching back to the time of the Covenanters in the 1600s to the strong socialist heritage and its role as a mining centre.

Cumnock is in East Ayrshire. Ayr is to the West and Glasgow is approximately 31 miles to the North linking the motorway networks M77, M73 and M74.

The estate is a short distance from the A70 which provides direct access to Glasgow and Scottish motorway network.

The subject property comprises a semi-detached industrial unit contained within a single storey detached industrial building.

The estate benefits from service roads and yard throughout.

#### **Available Units are:**

Unit 3: floor size GIA 17,300 sq. ft (1607.22 sq. m<sup>2</sup>)

Unit 4: floor size GIA 11,794 sq. ft. (1095.67 sq. m<sup>2</sup>)

Unit 8: floor size GIA 9947 sq. ft. (945.11 sq. m<sup>2</sup>)

Unit 16A: floor size GIA 612 sq. ft. (57.042 sq. m<sup>2</sup>)

#### **Service:**

It is understood the site and premises benefit from all mains service including water, electric and drainage.

#### **Business Rates**

All interested parties should contract the local authority to confirm these figures.

#### **Tenure**

The accommodation is available on new FRI lease for a term of years to be agreed.

#### **Legal Costs**

The incoming tenant will be responsible for its own legal cost.

#### **VAT and Costs**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

A full copy of EPC is available upon request from the landlord.  
Subject to Contract.