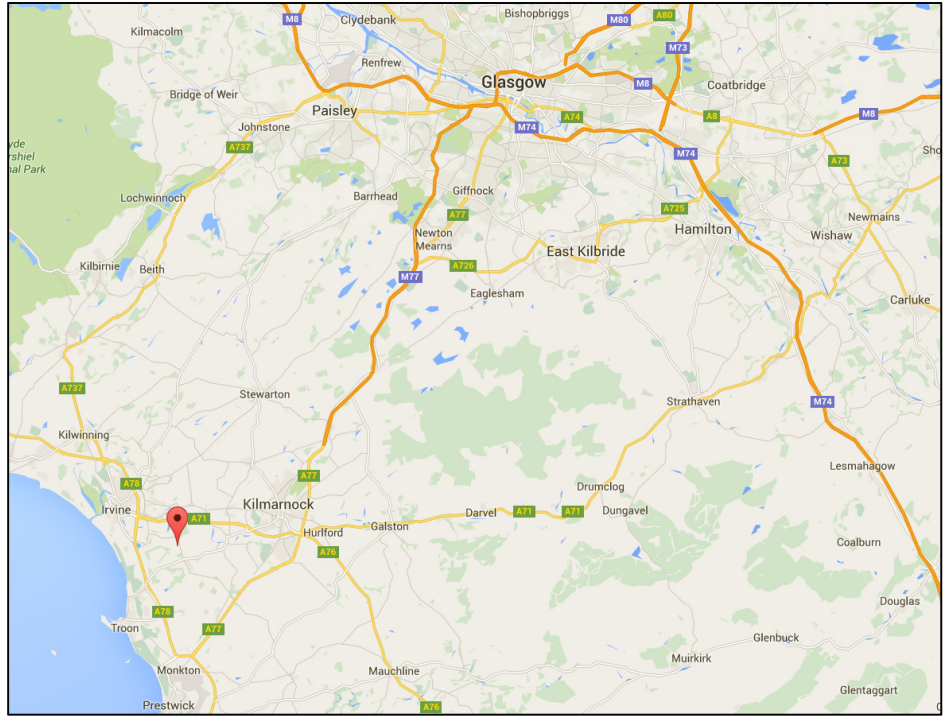
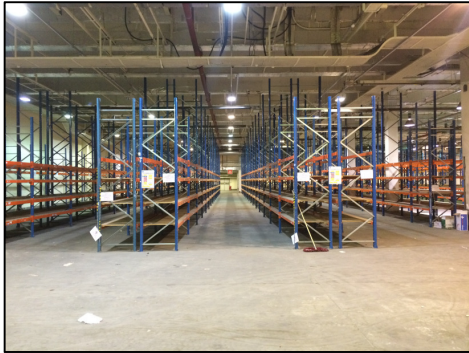


TO LET

Olympic Business Park
Drybridge Road
Dundonald, KA2 9AE



- Storage and distribution warehousing from 12,000 sq ft to 110,000 sq ft
- Flexible terms with immediate entry available
- Cost effective rentals
- Accommodation with existing racking solutions
- Potential for dedicated secure yard area



Location

The subjects are located in the village of Dundonald, South Ayrshire which lies approximately 6 miles west of Kilmarnock, and 32 miles south west of Glasgow.

Dundonald benefits from excellent road connections with a network of A roads surrounding the village which provides convenient access across the central belt of Scotland, and south into northern England.

Description

The subjects comprise a large former manufacturing facility which has been reconfigured to provide flexible and cost effective storage solutions. The available accommodation can be divided to suit the majority of occupier requirements between 12,000 sq ft and 110,000 sq ft.

The warehouse accommodation is accessed via 4 ground level loading doors 4m wide and 4.3m high on the western elevation adjacent to the car parking area.

Internally the accommodation has been fitted out with steel racking which can be utilised by the occupier, or removed as required.

The clear eaves height varies from 3m to 6m within the main warehouse, and 12m within the self-enclosed high bay section which also benefits from a dedicated secure yard area.

Throughout, the warehouse benefits from a concrete screed floor, sodium pendent light fixtures and the availability of gas connections.

Accommodation

Flexible storage and distribution solutions are available from 12,000 to 110,000 sq ft.

Business Rates

The occupier will be responsible for any business rates liabilities arising from their

Terms

The subjects are available on flexible licence agreements and traditional longer term leases for a period to be agreed between the parties.

EPC

The EPC rating for the property is available upon request.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

Legal Fees

Each party to bear their own legal fees in respect of any transaction. The tenant shall be responsible for all costs associated with Land and Buildings Transaction Tax and VAT thereon.

Viewings

For further information or to arrange a viewing please contact:

ANDREW MCCRACKEN / ANDREW ARMSTRONG
JLL

150 St Vincent Street, Glasgow, G2 5ND
Tel: 0141 567 6635 \ 0141 567 6628 | Fax:
0141 221 9032

andrew.d.mccracken@eu.jll.com \
andrew.armstrong@eu.jll.com



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