



Block 2 Caponacre Industrial Estate, Cumnock, KA18 1SH

To Let  
121,082 sq ft

Block 2 Caponacre Industrial Estate offers 121.082 sq ft of affordable warehouse space, suitable for a variety of uses.



## Block 2 Caponacre Industrial Estate, Cumnock, KA18 1SH

### Summary

- Rent: Rent on application
- Lease: New Lease

### Contact & Viewings



**Scott McPherson**

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**Olivia Gizzi**

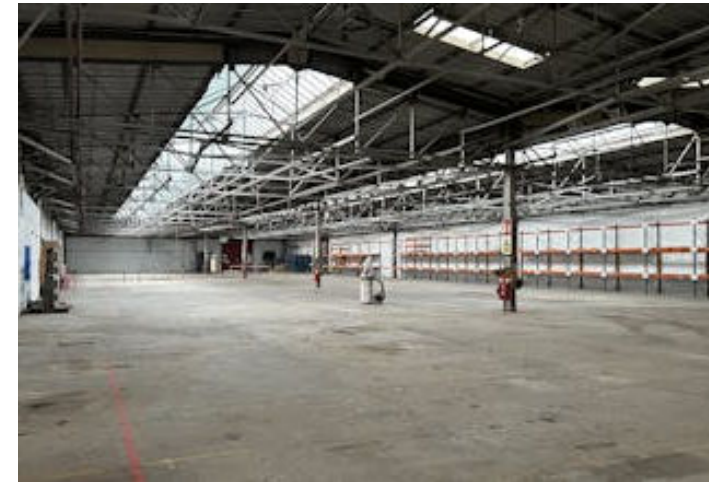
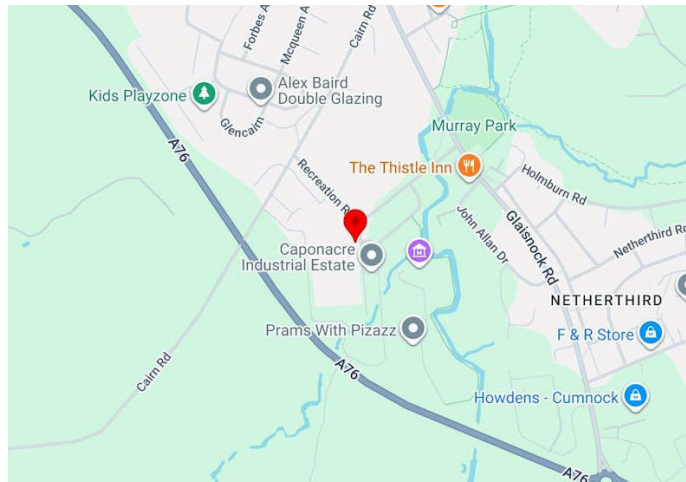
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### Joint Agents



**Ben Dobson (Ryden)**

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### Description

The property comprises an industrial building containing a six bay workshop which has been partially compartmentalised, two storey offices, staff welfare space, enclosed loading bay, toilet block and two good sized yards situated on the north and south elevations.

The original building is steel framed with facing brick cavity outer walls, under a multi-pitched roof structure clad in single skin profile metal sheeting with insulation panelling on its underside. The roof also incorporates pitched wire mesh glazed roof lights within each bay providing good levels of natural light. Internal heights rise to 5.49m. The building has a concrete floor throughout.

The main outspan office block has been formed in concrete with facing brick cavity outer walls on the south gable and exposed rear elevation. Internally the refurbished office sections benefit from LED lighting, a gas fired heating system and trunking.

Externally the site is secured by a perimeter fence and there is floodlighting within the parking and yard areas.

These areas are made up predominately of tarmac but have areas of concrete to the south yard and the northern yard is made up of a type 2 hard-core mix.

### Location

The facility is located within Caponacre Industrial Estate which combines with Cumnock Business Park to house the area's key established business and industrial users. The combined location lies to the south of Cumnock Town Centre, adjacent to the Cumnock by-pass (A76). Cumnock enjoys good road links to the M77 and M74 motorways connection West and Central Scotland with the north of England.

The site is with an hour drive of Glasgow International Airport and just over half an hour of Ayr and Troon Commercial Port Terminals

### Specifications

- Available on affordable and flexible terms
- Landlord may consider a letting in part
- Fully secured site and yard
- Internal heights rising to 5.49m
- Refurbished office accommodation

### Viewings

Viewings are available via the listed agents and strictly by appointment only.

## Accommodation

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground - Warehouse	110,890	10,302.02	Available
Ground - Office	10,192	946.87	Available
<b>Total</b>	<b>121,082</b>	<b>11,248.89</b>	

