

Modern Detached Industrial Warehouse / Manufacturing Building

1 Brewster Place, Riverside Business Park (i3), Irvine

Colliers

FOR SALE



1 Brewster Place
Riverside Business Park (i3)
Irvine
KA11 5DD

- **FOR SALE *Rare Opportunity to Purchase***
- 49,636 sq ft (4,611 m²). Total site area 6.50 acres (2.63 ha)
- Warehouse/production & office accommodation
- 5.46m eaves height, rising to 6.63m at apex
- 2 ground level loading doors
- 3 dock level loading bays
- Loading yard with separate car parking
- Excellent transport connections – A78 & A71 (M77)
- Close proximity to Glasgow Prestwick International Airport – 7 miles

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Location

The North Ayrshire town of Irvine is located approximately 6 miles west of Kilmarnock and 30 miles south west of Glasgow and benefits from excellent transport connections, being adjacent to the A78 and A71. The A78 provides access to Greenock, Ayr and to ferry terminals at Stranraer and Ardrossan, with the A71 providing direct access to the M77 motorway which connects with Glasgow. Glasgow Airport is located approximately 30 miles to the north east and Glasgow Prestwick International Airport is situated only 7 miles to the south.

Riverside Business Park (re-branded i3 - Irvine, Innovation & Industry) is located to the south east of the town centre, immediately to the south of the A71 Irvine to Kilmarnock trunk road and a short distance east of its junction with the A78 Greenock to Prestwick dual carriageway. Brewster Place is accessible from Shewalton Road which in turn connects with Long Drive, the primary route into the Park from the Greenwood Interchange of the A71.

Other Park occupiers include XS-Stock, A. Vogel, Kennedy Smith Press, Spearhead, Alerta, Alexanders Timber Design, G2BS Logistics, Labelling & Packaging Ltd, GSK, Barony Universal, Driver & Vehicle Standards Agency and Booth Welsh.

Description

The property comprises a 1980/90's detached industrial warehouse / production unit with offices, loading yard and car park.

Specification features:

Warehouse

- Steel portal frame construction
- Concrete floor (part painted, part vinyl)
- Profile metal clad elevations
- Profile metal clad roof
- PIR sensor LED lighting
- 2 x electrically operated ground level loading doors
- 3 dock levellers
- Eaves height approx. 5.46m, rising to 6.53m at apex
- Mezzanine area
- Sprinkler system (non-operational)

Offices

- 2-storey office accommodation
- Providing a mix of open plan and cellular offices, meeting rooms, stores, kitchen, photographic studio and WCs
- Double glazed aluminium framed windows
- Heating by means of HVAC system and electric wall mounted heaters
- Fluorescent lighting
- Suspended tile ceilings
- Carpet tiled and vinyl floor coverings

External

- Tarmac loading area
- Tarmac front and side car parking
- Potential to extend building and/or yard/parking

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Accommodation

	Sq ft	Sq m
Warehouse	32,201	2,991.50
Warehouse Mezzanine	5,187	481.86
Offices (Ground Floor)	7,480	694.95
Offices (1 st Floor)	4,768	442.93
Total GIA (approx.)	49,636	4,611.24

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

EPC rating : Available on request.

Rating

The property is entered in the current Valuation Roll as follows (click [here](#) for entry).

Description: Workshop etc

Rateable Value: £194,000

We therefore estimate rates payable for 2026/27 to be approximately £106,312 p.a. Any rating enquiries should be directed to Ayrshire Valuation Joint Board –

<https://www.ayrshire-vjb.gov.uk/>

Tenure

Heritable (Scottish equivalent of English Freehold).

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VAT

The property is elected to VAT. VAT will therefore be payable on the purchase price.

Terms

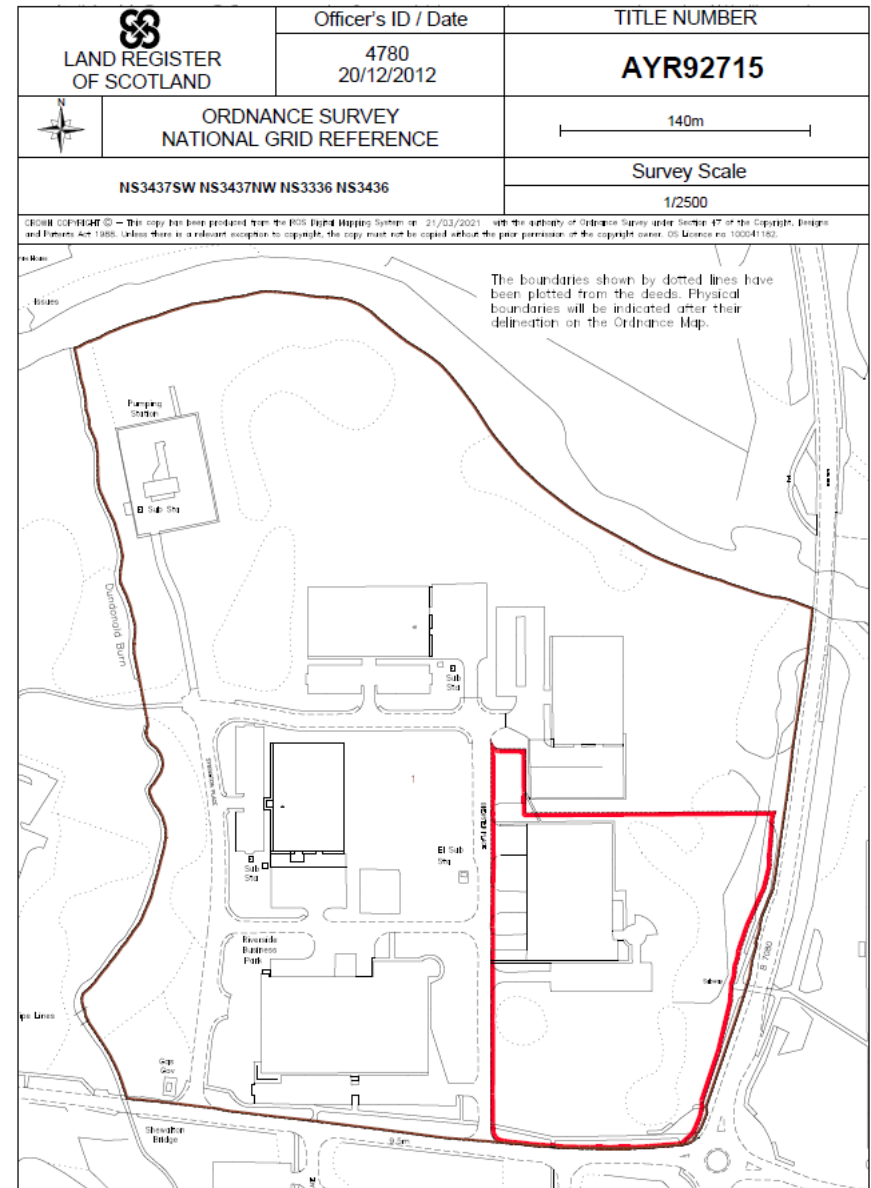
Offers over £1.25 million are invited for the benefit of our client's Heritable (Scottish equivalent of English Freehold) interest in the property.

Interested parties should register their interest with Colliers at an early stage to be kept advised of any closing date which may be set. Please note our clients are not obliged to accept the highest or indeed any offer for the property.

Anti-Money Laundering Regulations

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the purchase.



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Viewing / Further Information

For further information or to arrange a viewing please contact:



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