

# Montgomery Place Workshops

Irvine, KA12 8PN

Warehouse | 944 ft<sup>2</sup>



Excellent nest/start up units



Prominent & popular location



Bright accommodation

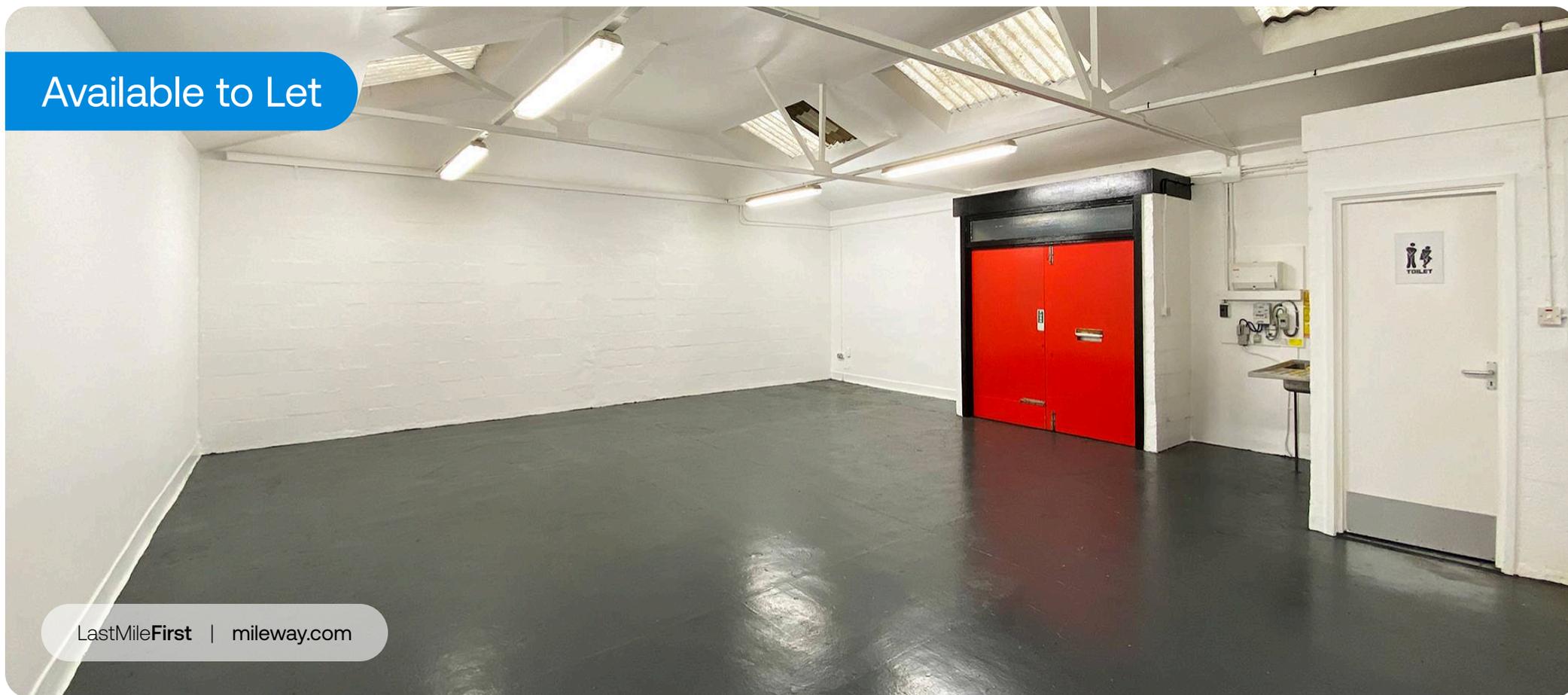


On-site car parking



Secure units

Available to Let





## Description

Montgomery Place comprises 11 workshops available for let, ranging from 505 - 3,489 sqft. Units are accessed via a communal pedestrian walkway, however some benefit from separate vehicular roller shutter doors. Internally, accommodation typically provides a bright, open plan space with solid concrete flooring/blockwork walls. Dedicated toilet facilities are provided to each unit.

## Location

Montgomery Place Workshops are located within the Harbourside area of Irvine, a short distance from the town centre. The estate is within close proximity to Irvine train station as well as bus services running adjacent. Dedicated car parking is available onsite. The surrounding area is characterised by a number of local/national retailers and hospitality services.

## Further information

**EPC**  
Unit 7 : G

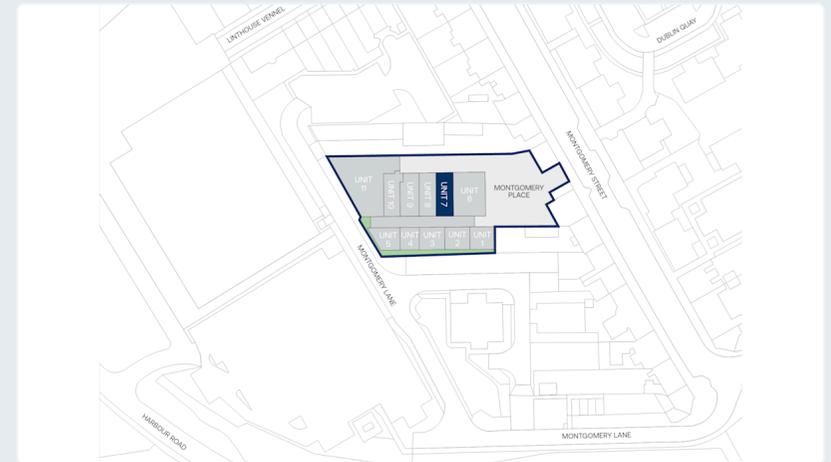
**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Mileway**

Molly O Neill  
scotland@mileway.com  
0141 846 0480



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
7	Warehouse	944	Upon request
Total		944	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**