

**Lot 51, McGowan House, Nobel Business Park, Ardeer, Stevenston,
North Ayrshire KA20 3LJ**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Heritable Building with Development Potential (Subject to Consents)

www.acuitus.co.uk

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Property Information

Heritable Building with Development Potential (Subject to Consents)

- Vacant Office Accommodation totalling 812sq. m. (8,745 sq. ft.)
- Part of Nobel Business Park
- Close to Stevenston Town Centre
- Former Offices which Offered a Variety of Accommodation for Business Occupiers
- Potential Development Opportunities (Subject to Planning Consent)

Lot	Auction
51	18th May 2023

Vacant Possession	Status
	Available

Sector	Auction Venue
Development	Live Streamed Auction

Location

Miles	39 miles south of Glasgow 20 miles north of Ayr
Roads	M77, A71, A737
Rail	Stevenston Railway Station (38 minutes to Glasgow Central)
Air	Prestwick (16 miles south), Glasgow International Airport (23 miles north)

Situation

McGowan House is located at Ardeer to the south of the town of Stevenston in North Ayrshire. Stevenston is known as one of the 'Three Towns' along with Adrossan and Saltcoats on the west coast. The property is located adjacent to the former major ICI chemical works. McGowan House, along with Africa House, were dining and office facilities for ICI during their occupation of Ardeer as a dynamite manufacturing plant. McGowan House is based on the Nobel Business Park, which offers a variety of accommodation, including offices, workshops, storage units, open yardage as well as design and build on available land.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property historically offered office suites of various sizes to 256 sq. m. (2,764 sq. ft.). Please note the building is now in a dilapidated state. The property occupies a site totalling 0.51 hectares (1.27 acres).

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Building	Floor Areas Approx sq m	Floor Areas Approx sq ft
McGowan House	812 sq m	(8,745 sq ft)

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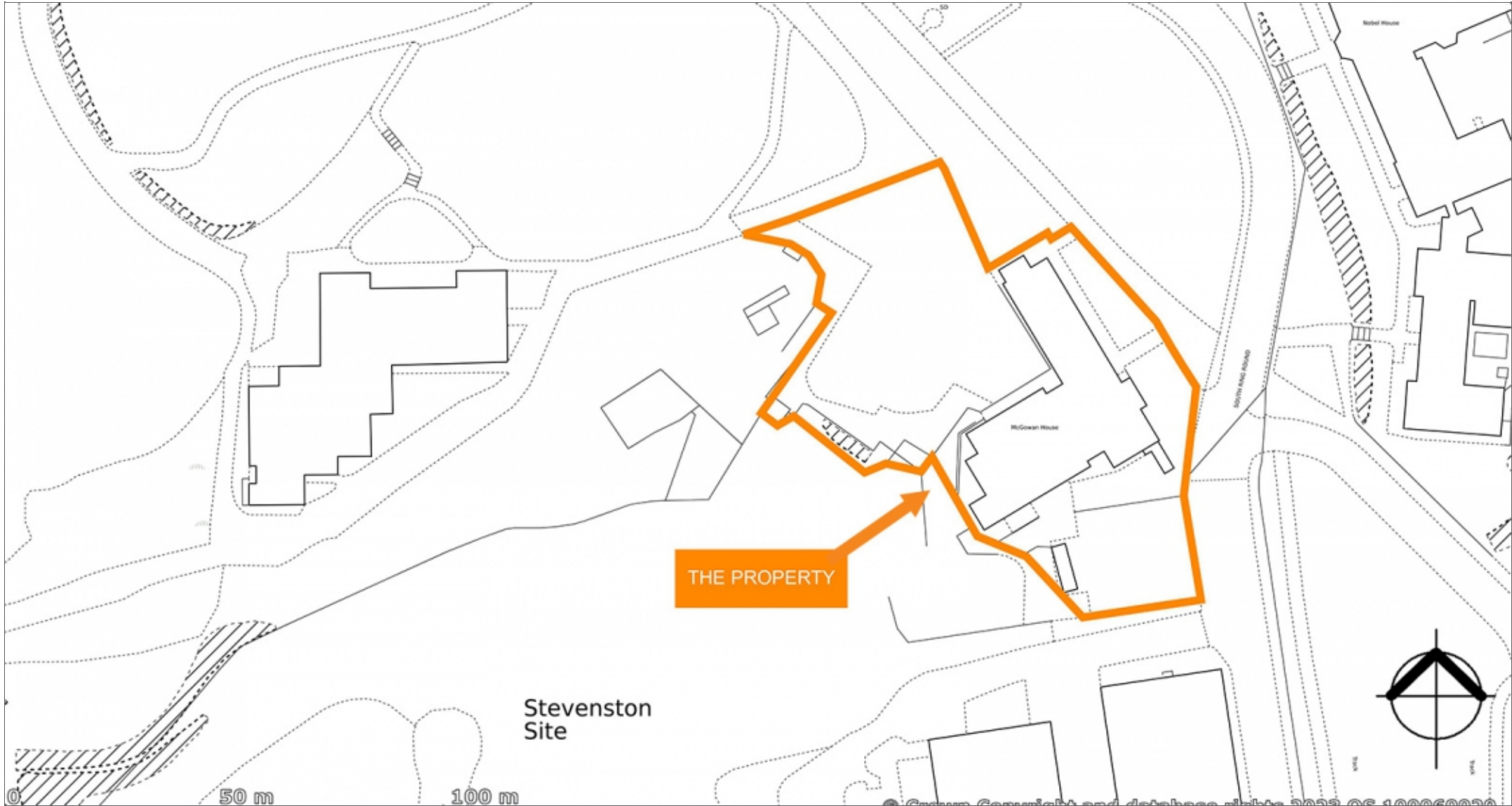


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Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Morton Fraser LLP
Quartermile Two, 2 Lister Square
Edinburgh
EH3 9GL

Fiona Hogg
01312 471 343
fiona.hogg@morton-fraser.com

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