

# TROON

TO LET / BUILD TO SUIT OPPORTUNITIES

0.2 hectares (0.5 acres)

100 Port Ranald Drive  
Troon, KA10 6HH

Development Land

Immediate  
availability

Level  
surfaced land

Walking distance  
to town centre



# Opportunity

Approximately 0.2 hectares (0.5 acres) of available brownfield land on the Port Estate of Troon. The land is a surfaced car-park, and is located adjacent to the East Pier of Troon Harbour. The site benefits from sweeping panoramic views.

Well connected by road rail and air, the Port of Troon is an integral part of the regional supply chain and provides easy access to Glasgow and Edinburgh. The port has significant development opportunities available for the design and construction of bespoke business space, and this site has potential for a drive-thru coffee outlet, subject to planning.

## Specification

- + 0.2 hectares surfaced land
- + Services available
- + Open and clear, ideal for development, subject to planning permission
- + Potential for a variety of uses subject to planning permission. Would be the ideal location for a drive-thru coffee outlet
- + Close to Troon town centre (0.9 km)

## Location

The Port of Troon, just 35 miles from Glasgow, is situated on the west coast of Scotland on the Firth of Clyde and sheltered by the Isle of Arran across the water. Trunk roads connect the port to the M74 and M77, which leads to Glasgow and the M8 for Edinburgh. Just five miles away, Glasgow Prestwick Airport provides a network of global air links while Troon railway station is located just over one mile away.

<b>Road</b>	A78 – 3.7 km / 2.3 miles M77, J8 – 23.7 km / 14.7 miles
<b>Rail</b>	Troon – 0.7km / 0.4 miles
<b>Air</b>	Glasgow Prestwick Airport – 8.2km / 5 miles
<b>Sea</b>	Land adjacent to Harbour.



## Tenure

Leasehold. Short-term / flexible leaseholds would be considered.

## Rates

Potential tenants should make their own enquiries to suitably reflect proposed use.

## Rent

On application.

## Use Class

Operational port use. Other uses subject to planning permission.

## Potential Uses

- + Retail / Leisure (temporary / short term leases)
- + Industrial
- + Storage

‘ABP has a **wealth of experience** in the provision of industrial, logistics and office space.’







## Services

Mains services consisting of electricity, water and drainage could be made available to the site and can be connected at an additional cost to the ingoing tenant.

## Service Charge

A provision will be included in any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on-site security.

## Planning

Interested parties are advised to contact the local council to enquire about planning.

For further information, or to arrange a viewing, please contact:

### Sarah Williams

**E:** [sarah.williams@abports.co.uk](mailto:sarah.williams@abports.co.uk)

**T:** 0151 427 5971

**M:** 07843 977 034

Every effort has been made to ensure that the information contained in this document is correct and is it believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.

15436.001 February 2023

# Land Space Funding



## Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

[property.abports.co.uk](http://property.abports.co.uk)