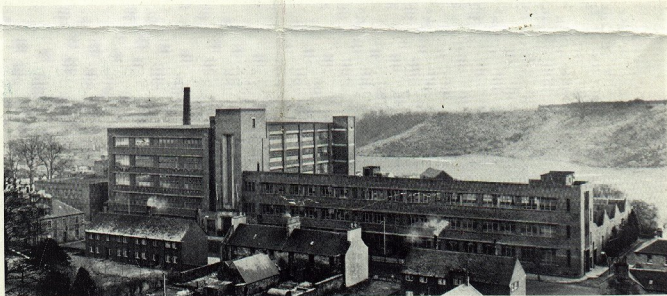


**FOR SALE**



**SINGLE & MULTI STOREY FACTORY PREMISES**

**CATRINE MILL, CATRINE, AYRSHIRE.**

**Floor Area — 222,047 Sq. Ft.**

**Net Site Area — 2.4 Acres**

*Buildings fully serviced*

*Sale in parts or lease may be considered*

For Further Particulars and Appointments to View, apply:

**JAMES BARR & SON**

CHARTERED SURVEYORS

**213 ST VINCENT STREET GLASGOW C2**

TELEPHONE: 041 248 3221

NOTE: Whilst every care has been taken in the preparation of these particulars, neither the Vendors nor their Agents guarantee their accuracy or hold themselves responsible for expenses incurred should the property be sold/leased. These particulars are not intended to form part of any offer to purchase/lease.

## GENERAL INFORMATION

### OWNERS

James Finlay & Company Limited.

### ADDRESS

Catrine Mill, Catrine, Ayrshire.

### SITUATION

The property is situated in the village of Catrine in east Ayrshire, being 33 miles from Glasgow, 50 miles from Dumfries, 12 miles from Kilmarnock and 14 miles east of Ayr.

### DESCRIPTION

The present mill premises were mainly erected in 1950 and only incorporate two of the older mill buildings, the Weaving Shed (No. 3) and the Mixing and Blowing building (No. 6), both of which have been extensively modernised and re-roofed. All the buildings have concrete floors, with hardwood overlays in parts, brick walls and flat asphalted roofs, excepting buildings 2 and 3, which have pitched and slated roofs. The upper floors of all buildings have been designed to take a loading of up to 150 lbs. per square foot. Outer walls are of Flemish bonded facing brick, and windows throughout are of metal frame type. The property is heated throughout; further details on the system are under the heading of "Services." A more detailed description of the buildings will be found under the heading of "Floor Areas, Heights, etc."

### SERVICES

- Water Supply** — Domestic & Process—County supply.  
Sprinkler system—County supply
- Sprinkler System**— The main buildings are equipped with sprinklers.
- Gas Supply** — County mains supply.
- Electricity** — The property is connected to the South of Scotland Electricity Board's supply on a ring system, supplying 1,250 K.V.A. at 11,000 volt D.C. converted to 3 phase 440 volt A.C. for power, single phase 240 volt A.C. for lighting.
- Heating & Ventilation** — Steam is supplied by two horizontal "Penman Economic" boilers (capacity of each, 9,000 lbs. per hour) to the various humidifying and heating plants listed below:—  
(a) Mixing and Blowing (Blg. 6) — 1 Plant: Humidifying  
(b) Five storey blg. (Blg. 4) — 5 Plants: Humidifying  
(c) Weaving Sheds (Blgs. 2 & 3) — 1 Plant: Humidifying  
(d) Three storey blg. (Blg. 1) — 1 Plant: Steam Radiators & unit heaters  
(e) Cotton Store (Blg. 8) — 1 Plant: unit heaters
- Lighting** — The entire property has a high standard of fluorescent strip lighting with the exception of Buildings 6 & 8, which have pendant lighting. Natural lighting is, however, very good throughout the property.
- Hoists** — Buildings 3 & 4 are served by two electrically operated hoists, one at the South end of Building 4, being of 30 cwt. capacity, and one at the North end of 20 cwt. capacity. There is also a 15 cwt. hoist at the West end of Building 1.  
Building 4 is served by a 10 cwt. beam hoist at third floor level, allowing direct loading to that floor from the street.  
Building 7 has a 10 cwt. hoist above the pend to off-load goods direct to the upper floor of the Cotton Store.
- Toilets** — A good standard of toilet accommodation is available throughout the property for both male and female employees.
- Sewers** — Sewage is to the town sewer.

### TENURE

The ground is held on tenure equivalent to freehold, subject to nominal ground burdens.

### ASSESSMENT

The premises are presently assessed as an industrial hereditament as under:—

Net Annual Value £16,600                      Rateable Value £8,300

### ADDITIONAL PROPERTY

A manager's house and certain other premises may be included with the above subjects of sale.

### VIEWING

By appointment only.

### ENTRY

By arrangement.

### PRICE

Upon application to James Barr & Son.

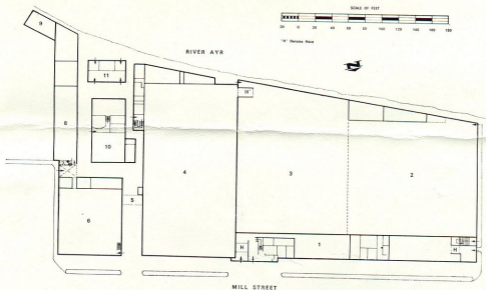


VIEW OF GENERAL OFFICE—BUILDING No. 1.



VIEW OF A FLOOR OF BUILDING No. 4.

# LAYOUT PLAN



## FLOOR AREAS, HEIGHTS, ETC.

	Description	Height	Floor Area Sq. Ft.
<b>Building 1</b>	<b>Offices, Canteen, Workshops etc.</b> Three storey building with brick walls, flat asphalt covered roof and concrete floors, with timber overlay in parts; 15 cwt. capacity goods lift; central heating and good toilet accommodation.		
	Second Floor — Canteen, Kitchen & Social Room	13' 6"	7,676
	First Floor — Office	12' 0"	3,718
	Workshop	12' 0"	3,916
	Ground Floor — Workshop, Boiler House etc.	15' 0"	6,490
	Main Entrance, Reception etc.	15' 0"	1,979
<b>Building 2</b>	<b>New Weaving Shed</b> Single storey building with brick walls, north light roof and concrete floor with hardwood overlay in parts; sprinklers and central heating.	11' 6"	23,359
<b>Building 3</b>	<b>Old Weaving Shed</b> Single storey building with brick walls, north light roof and concrete floor with hardwood overlay in parts; central heating and sprinklers.	9' 6"	23,114
<b>Building 4</b>	<b>Workshops, Entrance Hall &amp; Main Staircase</b> Five storey building with brick walls, flat asphalt covered roof and concrete floors with hardwood overlays; building served by two goods hoists; one of 30 cwt. capacity and one of 20 cwt. capacity, also 10 cwt. beam hoist; central heating and sprinklers.		
	Fourth Floor	13' 0"	23,882
	Third Floor	12' 6"	23,882
	Second Floor	12' 6"	23,882
	First Floor	12' 6"	23,882
	Ground Floor	12' 6"	23,882
	Basement—small basement under this building housing services, electrical equipment etc.		
<b>Building 5</b>	<b>Connecting Passageway</b> Two storey building with brick walls, flat roof and concrete floor, connecting ground floors of Buildings 4 and 6; 12' x 12' roller shutter doors in north and south walls to allow vehicular access through building into internal tarmac courtyard	13' 0"	264
<b>Building 6</b>	<b>Mixing and Blowing Building</b> Two storey building with brick walls, flat asphalt covered roof and concrete floor with ground floor of stone flags; central heating and sprinklers.		
	First Floor	13' 0"	7,290
	Ground Floor	13' 0"	7,290
<b>Building 7</b>	<b>Loading Bay, Pend etc.</b> Two storey building with pend access from street at ground floor; brick walls, with flat roof and concrete floors; 10 cwt. capacity beam hoist; 12' x 12' hand operated roller shutter door to pend.		
	First Floor	14' 0"	677
	Ground Floor	13' 0"	257
<b>Building 8</b>	<b>Cotton Store</b> Two storey building with brick walls, flat roof and concrete floors; sprinklers		
	First Floor	14' 0"	5,083
	Ground Floor	13' 0"	5,083
<b>Building 9</b>	<b>Sprinkler Tank House</b> One storey building with brick walls, flat roof and concrete floor; housing Sprinkler storage tank of 6,600 gallon capacity.	17' 0"	868
<b>Building 10</b>	<b>Boiler House, Office &amp; Store</b> One storey and basement building with brick walls, flat roof and concrete floor.		
	Ground Floor — Boiler House & Office	18' 0"	3,047
	Basement	7' 9"	1,967
<b>Building 10a</b>	<b>Fuel Store</b> Single storey building with brick walls, flat roof and concrete floor	18' 0"	359
<b>Building 11</b>	<b>Sub-station</b>	—	—

Total Floor Area

222,047