

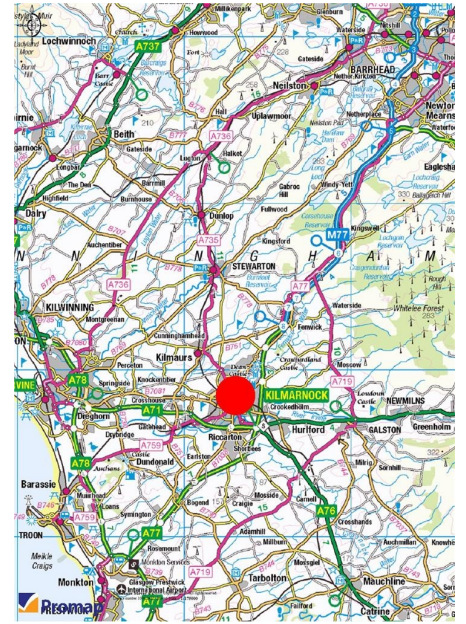


## Bowie House, Unit A2, Rowallan Business Park, Southcraig Avenue, Kilmarnock, KA3 6BQ

- High quality building
- Established business park location
- Inclusive rentals
- Adjacent road link to M77
- 9.29 - 209.03 sq m (100 - 2,250 sq ft)

The subjects comprise a high quality single-storey detached building incorporating two-storey offices/staff accommodation of steel portal frame construction with the walls clad in composite metal cladding, beneath a mono pitched roof clad in profile metal sheeting. The subjects benefit from a large surfaced car parking area to the front elevation.

The subjects provide self-contained, private office accommodation with a glazed entrance reception, meeting room, staff tea prep and WC facilities.



## LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 46,159 persons (Census 2011).

Kilmarnock is located approximately 7 miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/ M77 trunk roads. The A77/ M77 provides direct access to Glasgow and the Scottish motorway network.

The subject property is situated within Rowallan Business Park to the east of Southcraig Avenue, which is accessed from the B7038, Glasgow Road, which leads onto the adjacent A77/M77 Glasgow to Ayr motorway. Rowallan Business Park is situated approximately two miles north-east of Kilmarnock town centre. The business park is approximately a 20-minute drive from the south-side of Glasgow.

## SIZE

100 - 2,250 Sq Ft (9.29 - 209.02 Sq M)

## TENURE

Leasehold - The premises are offered on a flexible inclusive rental basis. Electricity will be payable in addition.

## RATES

Property rates will be the responsibility of the tenant, however will be eligible for 100% rates relief under the Small Business Bonus Scheme (SBBS), subject to individual circumstances.

The Uniform Business Rate (UBR) for the year 2023/24 is 49.8p exclusive of water and sewerage rates.

## USE CLASS

Office

## VAT

The rental is quoted inclusive of VAT. VAT is currently included upon the rent quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

>EPC rating 'D'. Certificate available upon request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

KIL-2021-04-0009

Floor	Sq Ft	Sq M
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