



10 Bellsland Drive, Kilmarnock, KA1 4BB

- Self-contained office building
- Prominent location
- Dedicated car parking
- Landscaped garden grounds
- Potential for 100% rates relief
- 185.75 sq m (2,000 sq ft)

The subjects comprise a two-storey standalone office pavilion of brick construction beneath a flat roof. The subjects benefit from ten dedicated car parking spaces to the front elevation.

Internally, the subjects comprise cellular/open plan office accommodation with kitchen and ladies, gents and disabled 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) and draws on a wider rural catchment and population of surrounding towns and villages.

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

The subject property is situated on the east side of Low Glencairn Street, located within Glencairn Industrial Estate, Kilmarnock.

SIZE

Floor	Sq Ft	Sq M
Ground	959	89.08
First	1,041	96.67
Total	2,000	185.75

RENT

Entire Building: £24,000 per annum
 Ground Floor: £12,000 per annum
 First Floor: £12,000 per annum

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

G/L: £4,850 G/R: £1,550
 1/L: £4,950 1/R: £2,500

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 quoted is exclusive of VAT. VAT is not currently payable upon rent and any other charges.

LEGAL COSTS

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

EPC

EPC rating 'D'. Certificate available on request.

To arrange a viewing contact:



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 01563 528 000



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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.
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5. A list of Partners can be obtained from any of our offices.

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