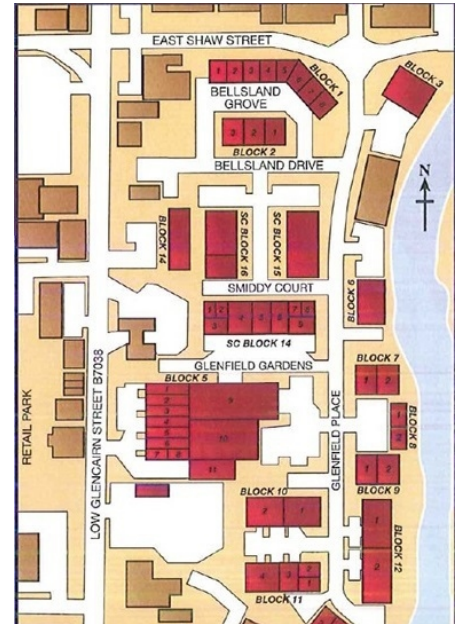




## Block 10 Unit 2, Glencairn Industrial Estate, Kilmarnock, KA1 4AZ

- Unit currently under refurbishment
- Mature landscaped business park
- Flexible lease terms
- 265.80 sq m (2,861 sq ft)

The subjects comprise a single-storey semi-detached industrial building of steel portal framed construction with brick and block walls and a pitched roof clad in profile metal sheeting. Internally, the subjects provide an open plan industrial accommodation with office and toilet facilities. Access to the property is provided via a dedicated vehicle and pedestrian entrance.



## 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 property is prominently situated within Glencairn Industrial Estate, with surrounding occupiers including TMS Motor Spares, Plumbstore, Howdens and Tile Giant.

## SIZE

Floor	Sq Ft	Sq M
Block 10 Unit 2	2,861	265.80

## RENT

£31,500 per annum.

## TENURE

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

## RATES

The current rateable value is £13,800. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Industrial

## VAT

The rental is quoted exclusive of VAT. VAT is currently payable upon the 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 'G'. Certificate available upon request.

## To arrange a viewing contact:



**Fraser Lang**

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07803 896 978



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

KIL-2023-07-0008