

TO LET

**23 West Shaw Street**  
Kilmarnock KA1 4BS  
7,233 sq ft



## PROPERTY HIGHLIGHTS

- Prominent roadside position near Kilmarnock Town Centre.
- Next to Tesco and established Industrial & Retail Parks.
- Detached industrial/trade counter unit with yard.
- Gross Internal Area 7,233 sq ft.
- EPC Rating E.



### KEVIN STRAIN

Surveyor

Mobile: +44 (0) 7917 274176

[kevin.strain@cushwake.com](mailto:kevin.strain@cushwake.com)

### ANTHONY ROWLEY

Surveyor

Mobile: +44 (0) 7767 788763

[anthony.rowley@cushwake.com](mailto:anthony.rowley@cushwake.com)



**CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](http://cushmanwakefield.com)

# 23 West Shaw Street Kilmarnock KA1 4BS 7,233 sq ft

TO LET

## Location

West Shaw Street lies to the south of Kilmarnock Town Centre just off High Glencairn Street, an arterial route within the town. Glencairn Retail Park and Glencairn Industrial Estate are located nearby whilst the property lies at the entrance to a Tesco Superstore.

## Description

23 West Shaw Street is a detached industrial warehouse suitable for trade counter use and having a private, secure service yard/car park to the rear. The building is two storeys to the front with offices on the first floor, with the ground floor extending in to a clear span, rectangular shaped warehouse with a minimum eaves height of 3.9m. A vehicle entry door provides service access off of the yard.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

## Legal Costs

Each party will be responsible for their own legal and professional costs relative to the transaction.

## Accommodation

The available accommodation extends to the following approximate Net Internal floor area:

| Floor                          | Size (sq ft) | Car Parking          |
|--------------------------------|--------------|----------------------|
| Grnd and 1 <sup>st</sup> Floor | 7,233        | Car park to the rear |

## Tenure

The premises is available by way of an assignation or sublease.

## Energy Performance

The property has an EPC rating of E.

## LBTT

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

## Viewing / Further Information

For further information or to arrange a viewing please contact:

### KEVIN STRAIN

Surveyor  
Mobile: +44 (0) 7917 274176  
[kevin.strain@cushwake.com](mailto:kevin.strain@cushwake.com)

### ANTHONY ROWLEY

Surveyor  
Mobile: +44 (0) 7767 788763  
[anthony.rowley@cushwake.com](mailto:anthony.rowley@cushwake.com)

### Or our joint agent:

### ANTHONY ZDANOWICZ

DM Hall  
01292 268055  
[anthonyz@dmhall.co.uk](mailto:anthonyz@dmhall.co.uk)



**CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](http://cushmanwakefield.com)