

Block 11 Unit 1 Glencairn Industrial Estate



Industrial



KILMARNOCK KA1 4AZ

**TO
LET**

- Modern steel portal frame unit
- Mature landscaped environment
- Flexible lease terms
- Potential for 100% Rates Relief
- 88.66 sq m (954 sq ft)



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LOCATION

Kilmarnock has a population of 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77 to M77 trunk roads. The property is prominently situated on the west side of Glenfield Place within Glencairn Industrial Estate.

DESCRIPTION

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 toilet facilities.

Access to the property is provided via a dedicated vehicle and pedestrian entrance.

FLOOR AREAS

The unit extends to a Gross Internal area of 88.66 sq m (954 sq ft). All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a combined Rateable Value and will require to be re-assessed on an individual basis.

The current Uniform Business Rate for the financial year 2016/ 2017 is 48.4p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING

We are advised that the subjects benefit from Use Classes 4, 5 and 6 under the Town and Country Planning (Use Classes) (Scotland) Order 1997. We would advise all prospective tenants to make a formal written enquiry directly to East Ayrshire Planning Department in order to clarify the exact planning permission for the proposed use.

SERVICES

Mains services of gas, electricity, water and drainage appear to be connected to the subjects, however interested parties should make their own enquiries directly to the relevant authorities.

LEASE TERMS

The subjects are available to let for a period of flexible or longer term duration on Full Repairing and Insuring terms.

RENT

£7,000 per annum, exclusive.

VAT

The rental quoted is exclusive of VAT. VAT will be payable upon rent and any other charges.

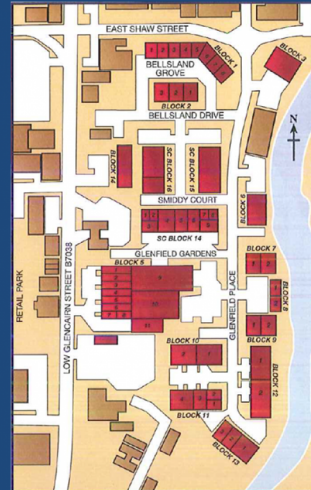
LEGAL COSTS

Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

ENERGY PERFORMANCE RATING



TO LET Industrial



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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IMPORTANT NOTICE:

Please read carefully

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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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