

21 West Langlands Street



Office



KILMARNOCK KA1 2PY

**TO
LET**

- Modern build office accommodation
- Full disabled access and facilities
- Energy efficient building
- 147.42 sq m (1,587 sq ft)



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21 West Langlands Street KILMARNOCK

LOCATION:

Kilmarnock has a population of approximately 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south west of Glasgow, 13 miles north east of Ayr and 7 miles east of Irvine connected by the A77/M77 and A71 trunk roads respectively. The property is prominently situated to the north side of West Langlands Street close to Kilmarnock town centre and Kilmarnock railway and bus stations.

DESCRIPTION:

The subjects comprise a first floor office suite contained within a modern build two storey detached office building of steel portal frame construction with block/brick walls and a pitched roof clad in profile sheeting. Windows are all of double glazed type. The office suite is open plan in nature with raised access floors and suspended ceilings and benefits from shared male, female and disabled wc facilities. Access to the first floor is via a common stairwell, with passenger lift facilities also provided.

FLOOR AREAS:

The unit extends to a Net Internal Area of 147.42 sq m (1,587 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 Rateable Value of £12,500. The current Uniform Business Rate for the financial year 2015/ 2016 is 48.0p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING:

We assume that the property benefits from Class 2 (Financial & Professional Services) Planning Consent. We would recommend all interested parties satisfy themselves independently with reference to the Local Planning Department in respect of their proposed use.

SERVICES:

Mains services of gas, electricity, water and drainage appear to be connected to the subjects which are serviced by a gas fired central heating system.

LEASE TERMS:

The subjects are available to let under a new FRI lease.

RENT:

£17,500 per annum, exclusive.

VAT:

The quoted rental is exclusive of VAT. VAT is not currently payable on rent.

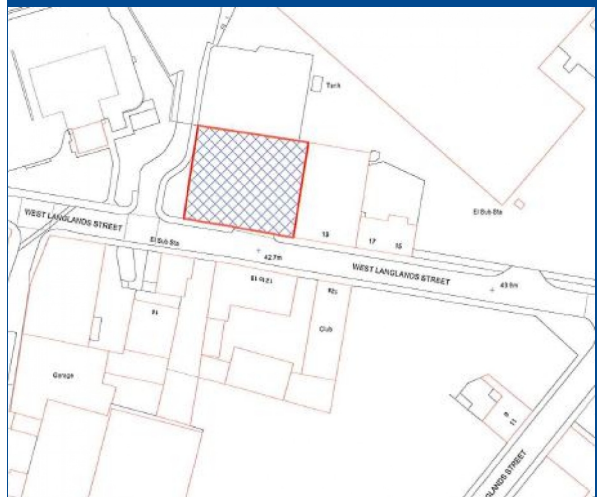
LEGAL COSTS:

Each party will be responsible for meeting their own legal costs incurred in connection with granting the new lease and the tenant for any Land and Buildings Transaction Tax and Registration dues.

ENERGY PERFORMANCE RATING



TO LET Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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Stirling

01786 463111

Weybridge

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IMPORTANT NOTICE:

Please read carefully

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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