

# 214 Western Road



Industrial



## KILMARNOCK KA3 1NJ

**TO  
LET**

- Prominent main road frontage
- Showroom/ offices/ warehouse
- Dedicated yard and car parking
- 921.48 sq m (9,919 sq ft)



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# 214 Western Road 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 of Ayr and 7 miles east of Irvine connected by the A77/ M77 and A71 trunk roads respectively. Western Road is approximately 2 miles south of a direct link to the M77 Ayrshire to Glasgow/ central Scotland motorway and is one of the main arterial routes into Kilmarnock town centre from the north.

## DESCRIPTION:

The subject property comprises a semi-detached industrial unit contained within a single storey detached industrial building of steel portal frame construction under a pitched roof clad in corrugated sheeting. An interconnecting extension has been created to the north (front) elevation with a quadruple pitched roof clad in profile metal sheeting and provides full customer access to the office/ showroom section of the premises. Vehicle loading and unloading can be provided to a full height vehicle roller shutter door to the rear via a common yard area.

Internally the accommodation comprises an open plan warehouse area, open plan office/ showroom accommodation and a staff room/ kitchen contained within a mezzanine floor above the office premises.

## FLOOR AREAS:

The unit extends to a total gross internal area of:

Main Building: 875.58 sq m (9,425 sq ft)

Mezzanine: 45.90 sq m (494 sq ft)

**Total: 921.48 sq m (9,919 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 £28,500. The current Uniform Business Rate for the financial year 2015/2016 is 48.0p per pound of rateable value excluding water and sewage charges.

## TOWN PLANNING:

The premises benefit from Class 4 (Business) Use. We would advise all prospective purchasers to make any formal enquiries directly to East Ayrshire Council Planning Department to clarify the exact consent required for their proposed use.

## SERVICES:

Mains services of electricity, water and drainage appear to be connected to the subjects and will be provided by sub-metered services rechargable on a pro-rata basis.

**RENT:** £25,000 per annum.

## VAT:

The rent is quoted exclusive of VAT which is payable in addition to all costs.

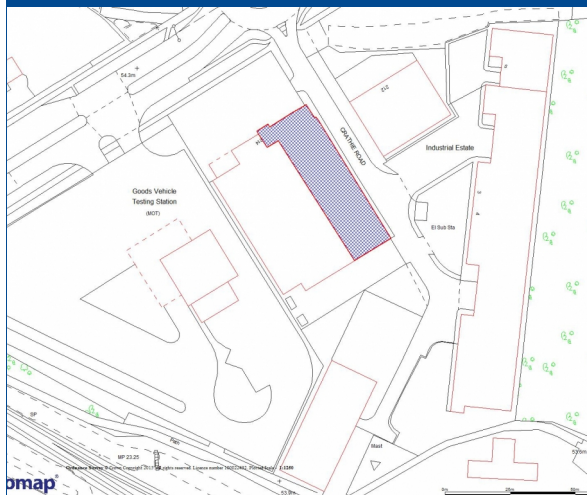
## LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with a new letting.

## ENERGY PERFORMANCE RATING



# TO LET Industrial



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978

Email: Fraser.Lang@g-s.co.uk



## CONTACT

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**Kirkcaldy**  
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0141 889 3251  
**Perth**  
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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.
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