

# Block 11 Unit 2 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
- 86.14 sq m (927 sq ft)



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# Block 11 Unit 2 Glencairn Industrial Estate KILMARNOCK

## 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 86.14 sq m (927 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.

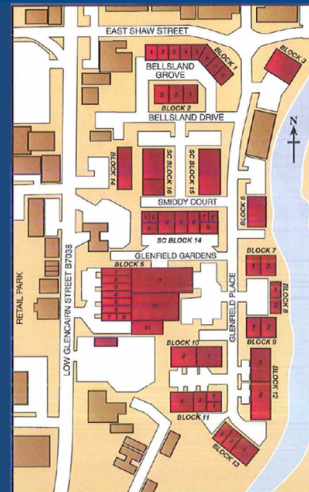
## LEGAL COSTS

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

Fraser Lang - Tel: 07803 896978

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

Laura Samson - Tel: 07803896963

Email: Laura.Samson@g-s.co.uk



## CONTACT

Graham + Sibbald  
5 St. Marnock Place  
Kilmarnock,  
KA1 1DU  
Tel: 01563 528000

## Aberdeen

01224 625024

## Ayr

01292 271030

## Dundee

01382 200064

## Edinburgh

0131 225 1559

## Falkirk

01324 638377

## Glasgow

0141 332 1194

## Hamilton

01698 422500

## Inverness

01463 236977

## Kilmarnock

01563 528000

## Kirkcaldy

01592 266211

## Paisley

0141 889 3251

## Perth

01738 445733

## St Andrews

01334 476 210

## Stirling

01786 463111

## Weybridge

01932 260 726

## IMPORTANT NOTICE:

Please read carefully

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