

Munro Business Park, 15 Munro Place



Office



KILMARNOCK KA1 2NP

**TO
LET**

- Modern ground and first floor offices
- Full disabled access & facilities available
- Dedicated car parking
- Landscaped Business Park
- 11 sq m (125 sq ft) to 198 sq m (2,133 sq ft)



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the complete property service

Munro Business Park, 15 Munro Place

KILMARNOCK

LOCATION:

Munro Business Park is 2.4 miles to the south of the M77 Ayrshire to Glasgow and central Scotland motorway. Located on Munro Place, accessed from Western Road, there is also easy access (1.5 miles) to the main arterial routes of the A71 Kilmarnock to Irvine/North Ayrshire, A71 eastwards and the A76 southwards. Prestwick International Airport and the Sea Port of Troon are within 10 miles. Kilmarnock is approximately 22 miles south west of Glasgow, 13 miles north east of Ayr and 7 miles east of Irvine. There is a resident population of approximately 43,588 (Census 2001) and it is recognised as an established office & business location due to its excellent road and rail infrastructure.

DESCRIPTION:

The subjects comprise modern ground and first floor office suites contained within an established Business Park. The accommodation provides a range of modern office suites with kitchen facilities and ladies, gents and disabled W.C. facilities. Suites Two and Four are offered as fully serviced office suites on an individual basis, fully inclusive of rent, rates, maintenance, heating, lighting, furniture, cleaning, common meeting room, telephone system, broadband and car parking. The Business Park benefits from dedicated car parking set within mature landscaped garden grounds.

FLOOR AREAS:

Ground Floor:

Suite Two: From 12 sq m (125 sq ft) to 198 sq m (2,133 sq ft)

First Floor:

Suite Four: From 12 sq m (125 sq ft) to 198 sq m (2,129 sq ft)

The flexibility exists to provide suites of varying size by combining individual units. All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE:

Rates are included within the rent charges on an all inclusive basis.

SERVICES:

Gas fired central heating and electricity supplies are provided to all suites and mains services of water and drainage are connected to the suites.

LEASE TERMS:

Available to let for a period of flexible duration on a fully inclusive basis.

RENT: Individual lease terms are available upon application.

VAT:

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

LEGAL COSTS:

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

PUBLICATION REFERENCE: 413001

ENERGY PERFORMANCE RATING



TO LET Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 0780 389 6978

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IMPORTANT NOTICE:

Please read carefully

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