

Block 3 Unit 4, Bonnyton Industrial Estate, Munro Place



Industrial



KILMARNOCK KA1 2NP

**TO
LET**

- Modern steel portal frame unit
- Fully refurbished industrial unit with offices
- Potential for 100% Small Business Rates Relief from April 2017
- Dedicated Parking
- 277.67 sq m (2,989 sq ft)



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Block 3 Unit 4, Bonnyton Industrial Estate, Munro Place 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 situated located to the east of Munro Place within Bonnyton Industrial Estate.

DESCRIPTION

The subjects comprise a single storey semi-detached industrial building of steel portal frame construction with part brickwork wall/profile metal sheeting beneath a mono-pitched roof clad in profile metal sheeting interconnecting to a single storey office building to the front elevation of brick construction under a flat roof. The subjects benefit from a surfaced car park to the front elevation. Internally the subjects provide an open plan warehouse with office and w.c. facilities.

FLOOR AREAS

The unit extends to a Gross Internal Area of 277.67 sq m (2,989 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 £12,250 which will reduce to £14,500 effective from 1st April 2017. The current Uniform Business Rate for the financial year 2016/2017 is 48.4p per pound of Rateable Value excluding water and sewerage charges. 100% Small Business Rates Relief subject to conditions is applicable from 1st April 2017.

TOWN PLANNING

We are advised that the subjects benefit from Use Classes 4 (Business) and 5 (General Industrial) 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.

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

£15,000 per annum.

VAT

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

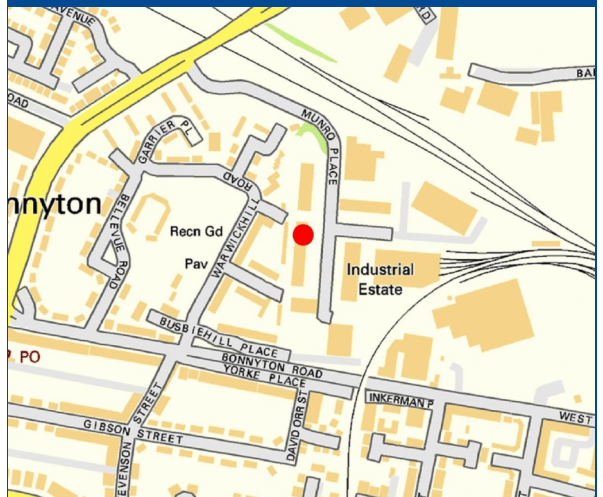
LEGAL COSTS

Each party will be responsible for meeting their own 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

Sorcha Johnstone - Tel: 07881 244 790
Email: Sorcha.Johnstone@g-s.co.uk

Fraser Lang - Tel: 07803 896978
Email: Fraser.Lang@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

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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