

# 16 College Wynd



Office



## KILMARNOCK KA1 1HN

**TO  
LET**

- Modern office accommodation
- Central Business District location
- Dedicated car parking
- 204 sq m (2,195 sq ft) to 411 sq m (4,425 sq ft)



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# 16 College Wynd 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 within the centre of Kilmarnock's Business District to the south side of College Wynd between Low Church Lane to the east and John Finnie Street to the west.

## DESCRIPTION:

The subjects comprise ground floor and first floor office accommodation contained within a two storey mid terraced building of cavity blockwork construction, under a timber pitched and slated roof, interconnecting to a two storey rear office section of cavity blockwork construction under a flat roof. Internally the subjects provide open plan and cellular office accommodation, with storage, kitchen and w.c facilities and have capability to be occupied as a single unit or smaller suites.

## FLOOR AREAS:

The unit extends to a Net Internal Area of:

Ground Floor: 207 sq m (2,230 sq ft)

First Floor: 204 sq m (2,195 sq ft)

Total: 411 sq m (4,425 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 £27,000. 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 understand 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 electricity, water and drainage appear to be connected to the subjects.

## LEASE TERMS:

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

## RENT:

£30,000 per annum, exclusive.

## VAT:

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

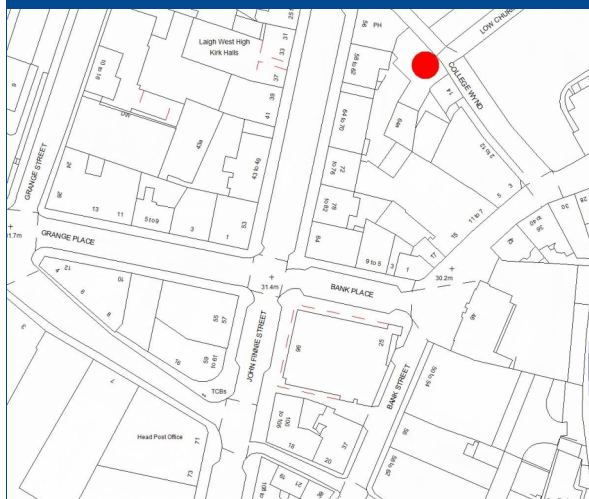
## LEGAL COSTS:

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

Fraser Lang - Tel: 07803 896978

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## CONTACT

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## Dundee

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## 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.
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5. A list of Partners can be obtained from any of our offices.

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