



# For Let

## Block 10, Unit 2 Glencairn Industrial Estate, Kilmarnock

- Accommodation extends to 347.42 sq m (3,739 sq ft)
- Established industrial location
- Popular trade counter area
- Excellent access to motorway network via A77 & M77



For further information or to arrange a viewing please contact:

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## LOCATION

The premises are located in the established Glencairn Industrial Estate, which lies 1.3 miles to the south of Kilmarnock Town Centre and is accessed off East Shaw Street.

The estate benefits from excellent transport links, with the A77 within minutes' drive providing convenient access to Glasgow and the M8 via the M77. The A71 also provides links to Irvine and the west, and an alternative direct route to the M74 and Edinburgh.

Kilmarnock is the administrative centre for East Ayrshire and lies 25 miles to the south west of Glasgow and 12 miles north east of Ayr.

## DESCRIPTION

The property comprises a gable end, light industrial unit of steel portal frame construction, with brick work cladding to approximately 2.75m and profile sheet metal cladding above. The pitched roof is covered with a profile sheet metal finish incorporating translucent panels to provide natural light.

The premises benefits from a trade counter area and small office accommodation finished with vinyl and carpet tile floors, and suspended ceiling incorporating recessed lighting. The warehousing space is accessed via a vehicle roller shutter door, and is well spec'd with a concrete screed floor, fluorescent lighting and a gas fired hot air heater. There is also a steel built mezzanine level for additional storage.

## ACCOMMODATION

We have calculated the floor area on gross internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to be approximately as follows:

Ground floor:	268.33 sq m	(2,890 sq ft)
Mezzanine:	78.89 sq m	(849 sq ft)
<b>Total GIA:</b>	<b>347.42 sq m</b>	<b>(3,739 sq ft)</b>



## RATEABLE VALUE

The property has a rateable value of N.A./V.R.V £14,200.

## EPC RATING

The EPC rating for the property is available upon request.

## TERMS

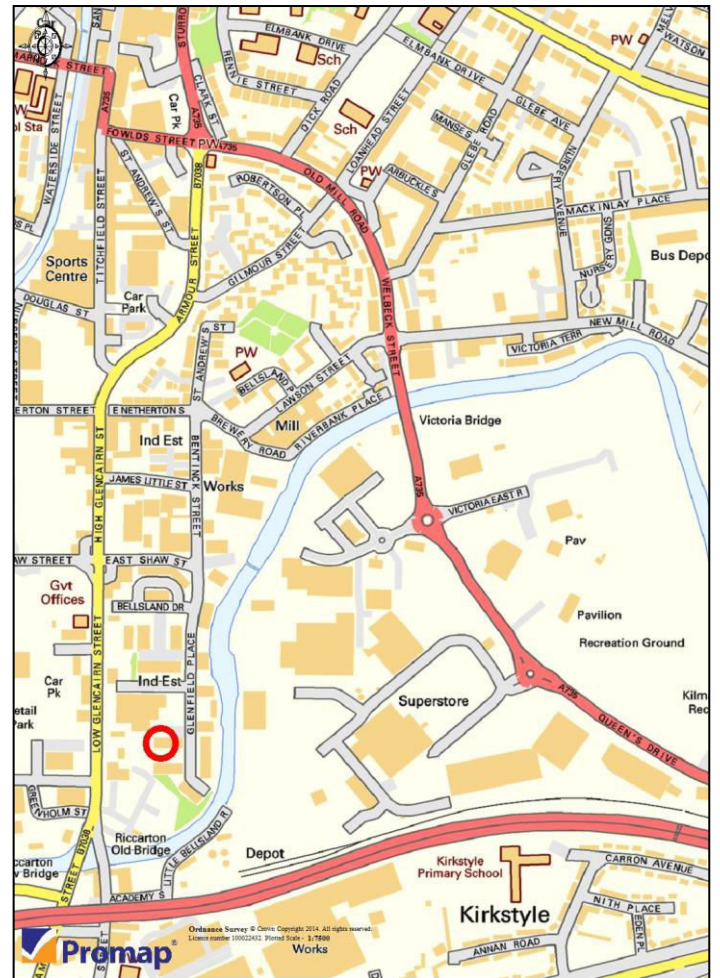
Our client is seeking to sub-let or assign their leasehold interest which expires 3<sup>rd</sup> April 2023, subject to a break option on the 4<sup>th</sup> April 2019. The current passing rental is £14,350 per annum.

## VAT

Unless otherwise stated, all figures are quoting exclusive of VAT.

## LEGAL FEES

Each party to bear their own legal fees in respect of any transaction. The purchaser shall be responsible for all costs associated Stamp Duty Land Tax and VAT thereon.



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