

TO LET - OFFICE

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# OFFICE A1

Marathon House, Olympic Business Park, Kilmarnock, KA2 9AE



## Key Highlights

- Strategic location
- Benefits from double width loading door into stock room
- 24 hr site security
- Good quality small office
- Dedicated carpark
- Roadside frontage

## Summary

Available Size	1,695 sq ft
Rates Payable	£3.17 per sq ft
Rateable Value	£10,800
Service Charge	Available upon request.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Olympic Business Park is one of South Ayrshire's predominant business park locations. The site offers flexible terms across a variety of commercial properties.

At present there are multiple industrial units available, with sizes to suit a variety of businesses and uses. The park also have office suites available and flexi-office solutions.

## Location

Olympic Business Park is located nearby the village of Dundonald, South Ayrshire, which lies approximately 6 miles west of Kilmarnock and 32 miles south west of Glasgow.

The park is well located, and links directly into the A71- Kilmarnock to Irvine Road, providing further access onto the M77 and the wider national motorway network.

## Terms

Flexible terms available on Full Repairing and Insuring lease/license.

## VAT

All figures quoted exclusive of VAT.

## Legal Fees

Each party to cover their own legal fees.



## Viewing & Further Information



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