

## TO LET - INDUSTRIAL

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1 NEW MILL ROAD

KILMARNOCK, KA1 3JG



### KEY HIGHLIGHTS

- 4,618 to 9,236 sq ft
- Building over 2 floors
- No VAT payable on rent
- Nearby occupiers include Asda, B&Q, SCS, Harry Corry, Currys PC World, Next Home, The Range
- Prominent corner property
- Alternative use potential
- Situated on busy main arterial route with high volumes of passing traffic

## SUMMARY

Available Size	4,618 to 9,236 sq ft
Rent	£17,500 - £46,000 per annum The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £46,000 per annum. Alternatively, each floor is available to lease separately.
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## DESCRIPTION

The subjects comprise a corner showroom building which sits under a pitched roof. The building is set over 2 floors with a store on the ground floor and showroom on the first floor.

The building benefits from having access points protected by roller shutters and stairwells at both ends. The ground floor store extends to the same footprint as the first floor. Internally, the ceilings in the showroom of the first floor are of suspended tile and incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in laminate/vinyl tiles. Welfare facilities are also provided.

## LOCATION

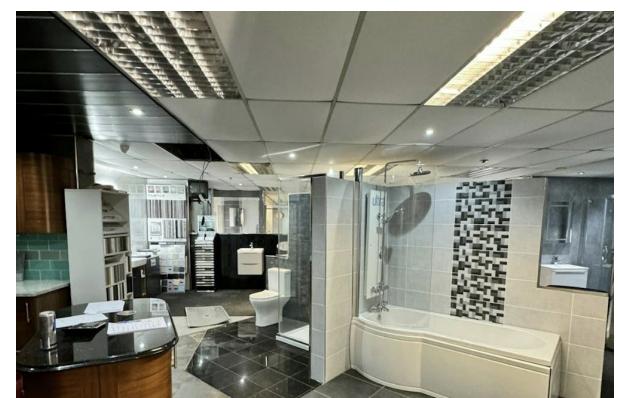
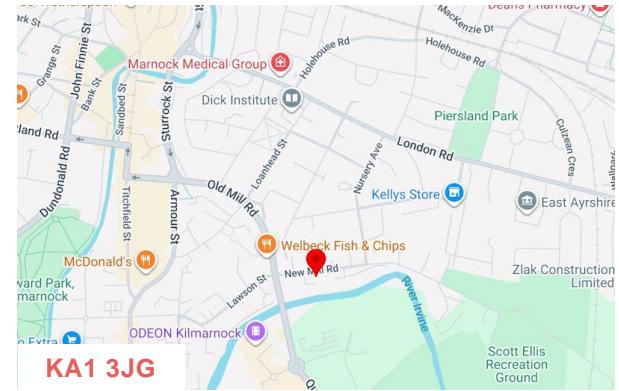
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is situated on the south side of New Mill Road immediately at its junction with Queens Drive (A735) to the south east of Kilmarnock town centre. Kilmarnock railway station takes a 5 minute drive to reach and frequent bus services operate on Old Mill Road. Nearby occupiers include Arnold Clark, Odeon Kilmarnock and McCulloch International.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor	4,618	429.03	Available
1st - first floor	4,618	429.03	Available
<b>Total</b>	<b>9,236</b>	<b>858.06</b>	



## VIEWING & FURTHER INFORMATION

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