

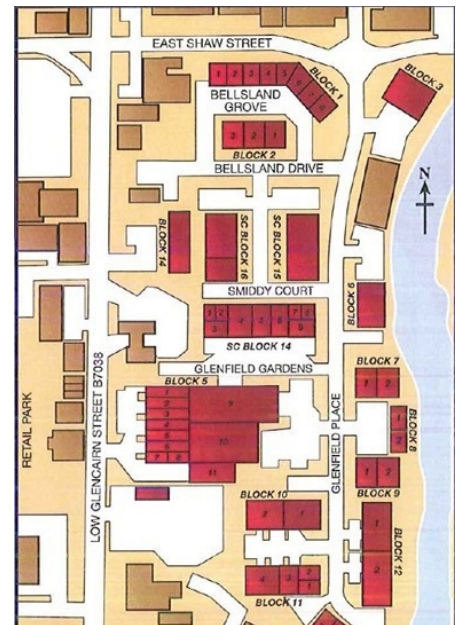


## Block 5 Unit 11, Glencairn Industrial Estate, Kilmarnock, KA1 4AZ

- Modern industrial unit
- Mature landscaped business park
- Flexible lease terms
- 455.88 sq m (4,907 sq ft)

The subjects comprise an end-terraced industrial building of brick construction with blockwork walls rendered externally beneath a pitched roof clad in profile cladding.

Internally, the subjects comprise an open plan warehouse with WC facilities. Access to the property is provided via a dedicated vehicular and pedestrian entrances.



## LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 47,064 persons (Census 2022) and draws on a wider rural catchment and population of surrounding towns and villages.

Kilmarnock is situated approximately seven miles east of Irvine and 13 miles north west of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77/M77 provide direct access to Glasgow and the Scottish motorway network.

The property is situated on the east side of Low Glencairn Street forming part of Glencairn Industrial Estate, with a prominent main road frontage.

## SIZE

Floor	Sq Ft	Sq M
Block 5 Unit 11	4,907	455.88

## RENT

£49,070 per annum.

## TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £18,800. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Industrial.

## VAT

The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

EPC rating 'F'. Certificate available on request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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