

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



**Block 13 Unit 3 Glenfield Place,
Glencairn Industrial Estate,
Kilmarnock, KA1 4AZ**

- Modern industrial unit
- Mature landscaped business park
- Flexible lease terms
- Potential for 100% Rates Relief

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 7 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 prominently situated on the south-west side of Glenfield Place within Glencairn Industrial Estate.



DESCRIPTION

The subjects comprise a single storey end-terraced industrial building of steel portal framed construction with brick and block walls and a pitched roof clad in profile metal sheeting. Internally the subjects provide open plan industrial accommodation and toilet facilities. Access to the property is provided via a dedicated vehicle and pedestrian entrance.

ACCOMMODATION

Block 13 Unit3	1,492 Sq Ft	138.61 Sq M
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RATEABLE VALUE

The current Rateable Value is £9,900.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



VAT

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

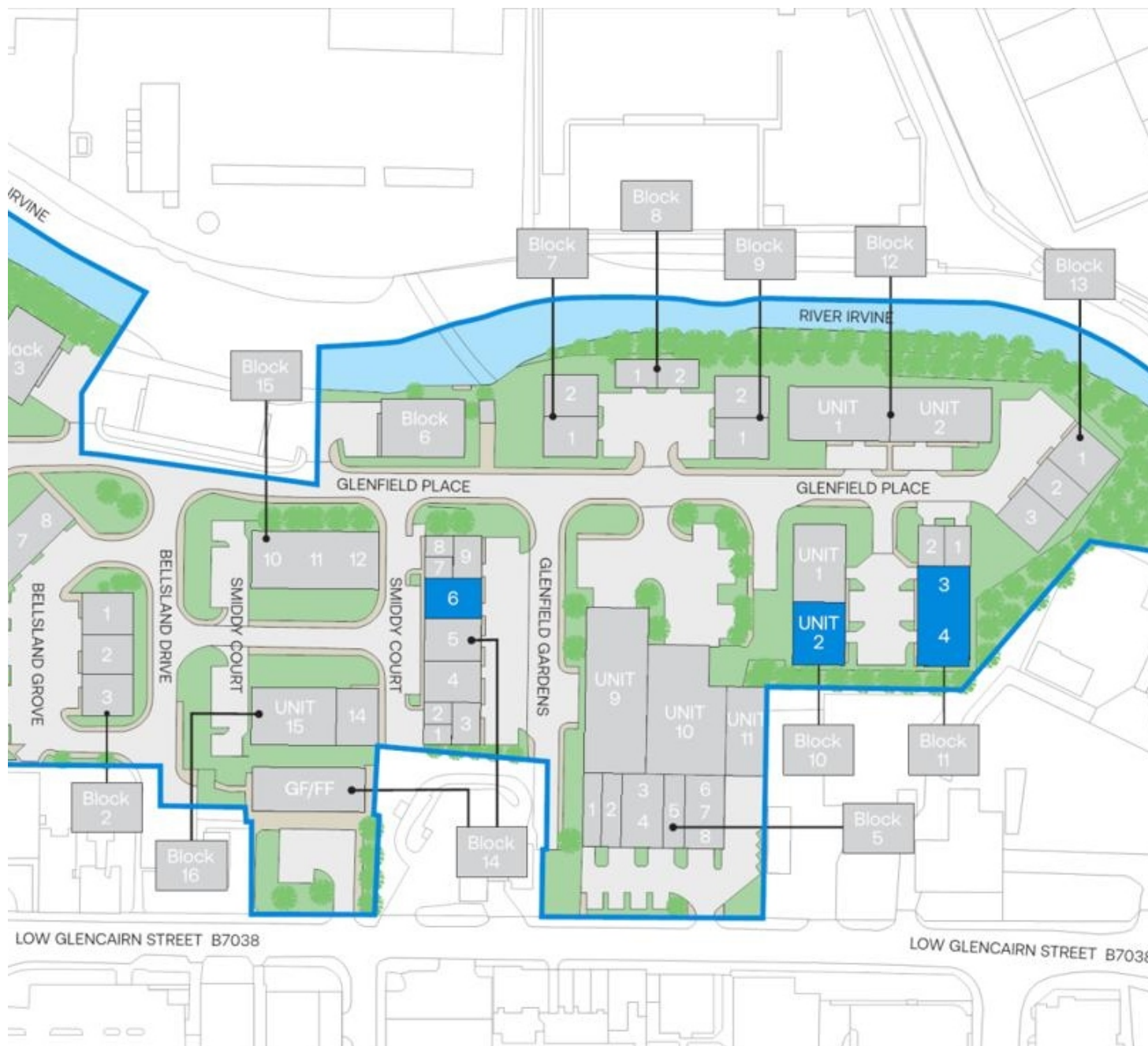
£15,666 Per Annum

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

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



To arrange a viewing please contact:



DEANNA HUGHES
Deanna.Hughes@g-s.co.uk
07771 066 816



FRASER LANG
Fraser.Lang@g-s.co.uk
07803 896 978

IMPORTANT NOTICE

1. These particulars are intended as a 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.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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Date published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.