



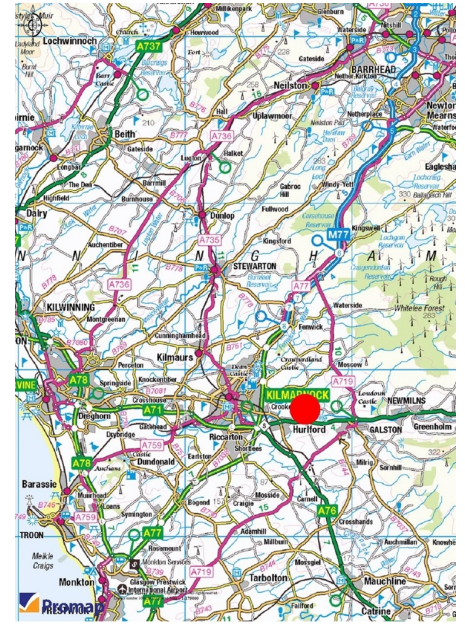
65A Cessnock Road, Hurlford, Kilmarnock, KA1 5DD

- Rarely available industrial accommodation
- Immediate access to A77, A71 & A76
- Units currently under refurbishment
- Fully secured site
- 51 parking spaces on site, including two EV charging points
- 66.01 - 240.99 sq m (711 - 2,594 sq ft)

The subjects comprise an irregular site extending to approximately 3.47 acres (1.47 hectares), fully enclosed and secured on all sides by palisade fencing.

The accommodation comprises a single storey detached industrial building incorporating offices to the front with a further single storey industrial property to the rear. Both properties are currently undergoing subdivision and refurbishment works. There is a further modern single storey detached building on site to the rear.

The site benefits from substantial car parking extending to approximately 51 car parking spaces in addition to two EV charging spaces in, with yard space available if required.



LOCATION

Hurlford is located approximately two miles east of Kilmarnock, the principle setting within East Ayrshire, three miles west of Galston, and four miles west of Newmilns which are all connected by the A71 trunk road.

Access to the A77/M77 is at the Bellfield Interchange, approximately two miles to the west of the subjects.

The subjects are located in a predominantly residential area and are situated at the junction between Cessnock Road and Lifnock Avenue.

SIZE

Floor	Sq Ft	Sq M
Unit 3B	1,267	117.72
Unit 3C	711	66.01
Unit 6	2,594	240.99

RENT

On application.

TENURE

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

RATES

The rateable value is currently a single entry covering the full site. Each unit will require to be reassessed upon completion of sub-division works.

USE CLASS

Industrial

VAT

The quoted rental is exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'G'. Certificate available upon request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978

IMPORTANT NOTICE

1. These particulars are intended as 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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

KIL-2024-11-0022