

Industrial Warehouse / Distribution Building

2 Southhook Road, Kilmarnock, East Ayrshire KA1 2NN



To Let

15,507 sq ft (1,441 sq m)



2 Southhook Road
Kilmarnock
East Ayrshire KA1 2NN

- **** AVAILABLE SEPTEMBER 2026 ****
- Modern Detached Industrial Warehouse / Distribution Building
- Large Secure Yard
- Conveniently located for access to the M77 motorway

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Kilmarnock - 2 Southhook Rd

Location

Kilmarnock is Ayrshire's largest town, lying approximately 23 miles south west of Glasgow, and 17 miles north east of Ayr. The town is well served by the M77 motorway, which joins the M8 south of Glasgow and provides access to the national motorway network. The subjects are located on Southhook Road, which is situated approximately 1.4 miles west of Kilmarnock town centre and there is immediate access to the B7064 Western Road which connects to the A77/M77 and the A71 trunk road.

The town benefits from a rail line and excellent bus services connecting to Glasgow and Ayr. Both, Prestwick and Glasgow International airports are within 30 minutes' drive of Kilmarnock.

Major local occupiers providing testament to the location include; Jewson, Ayrshire Agencies, Arnold Clark, Speedyhire, The Electrical Network, Rowebb, Brownings the Bakers and Brodie Engineering. Nearby amenities include Kilmarnock train station, Morrisons Supermarket and Ayrshire College.

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

Warehouse	14,435 sq ft	1,341 sq m
Offices	1,072 sq ft	100 sq m
Total (GIA):	15,507 sq ft	1,441 sq m

Description

The property comprises a modern detached industrial warehouse/distribution unit of steel portal frame construction. The unit benefits from the following salient features:

Warehouse:

- Brick / Blockwork dado walls with profile metal cladding to eaves
- Profile metal clad roof with rooflights
- 5.6 to 6.0m height to underside haunch (up to 6.6m eaves)
- 3 x ground level loading doors (2 on front elevation, 1 at rear)
- Concrete floor
- Gas fired heaters
- LED lighting

Offices:

- Main office block together with additional offices/staff welfare areas within warehouse
- Offices comprise; reception, offices, meeting rooms and canteen
- Male, Female and Accessible WCs
- Carpet floor coverings
- Heating & lighting
- Double glazed uPVC frame windows

External:

- Large secure concrete yard with a post & chain link fence surrounding the site
- Tarmac Parking area

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Rateable Value

The property is entered in the Valuation Roll at a Rateable Value of £52,750. Estimated Rates payable for 2026/27 approximately £28,221. Interested parties should make their own enquiries to Ayrshire Valuation Joint Board.

Tel: 01292 612221 <https://www.Ayrshire-vjb.gov.uk/>

Legal Costs & LBTT

Each party will be responsible for bearing their own legal costs in any transaction. In the normal manner, the ingoing tenant will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration dues.

Terms

The property is available on a new Full Repairing & Insuring lease for a minimum period of 5 years.

Rent

£105,000 p.a.

Entry

Upon conclusion of legal missives. Available from September 2026.

EPC

The property has an Energy Performance Rating of E.

VAT

All prices and other costs are quoted exclusive of VAT.

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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Google Maps [link](#)

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