

To Let

Offices at Portland Gate, Kilmarnock
Town Centre, KA1 1JG



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dmhall.co.uk

Highlights



Net Internal Area
9,073 sq ft



**Prominent Town
Centre Location**



**Public transport
connections**

Location

The offices are located within Kilmarnock, a town that has seen significant private and public sector investment in recent years. The town has a growing urban population and is just over a 30 minute drive from central Glasgow via the M77 motorway. Kilmarnock also has a main line rail service into Glasgow city centre as well as a number of bus routes.

The subjects are located within the town centres' pedestrianised area on Portland Street. It is immediately adjacent to The Cross and located within a 5 minute walk of Kilmarnock train station.

Accommodation

The offices are accessed at street level via Portland Street and benefit from the following specification:

- DDA compliant
- Passenger lift
- Suspended ceilings incorporating modern, recessed lighting
- Raised access flooring
- Air conditioning
- Dedicated entrance

Description

The premises are arranged over first and mezzanine levels with the following Net Internal Areas:

Floor	Sq ft	Sq m
First	6,543	607.87
Mezz	2,530	235.05
	9,073	842.91

Terms

The property is available on new Full Repairing and Insuring terms to be agreed.

Business Rates

The ingoing tenant will be responsible for all local authority rates incurred as a result of their occupation. Interested parties should make their own enquiries with the relevant Local Authority.

DM HALL
CHARTERED SURVEYORS

**AVISON
YOUNG**

Legal Costs

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

Planning

The property benefits from Class 4 offices use.

Service Charge

A service charge will be applicable for the suite.

EPC

The property has a current EPC rating of 'E'. A copy of the certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

For more information or to arrange a viewing please contact:

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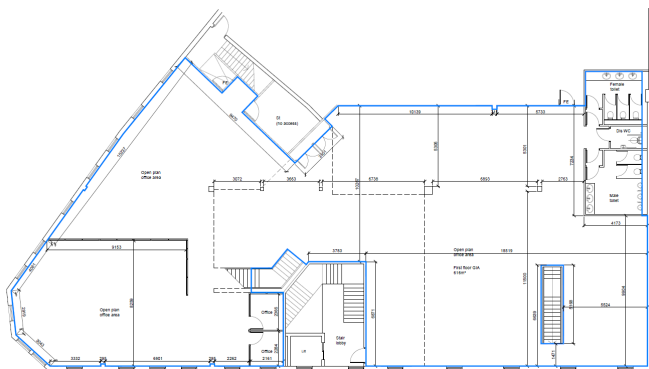
Or our joint agent:

Anthony Zdanowicz

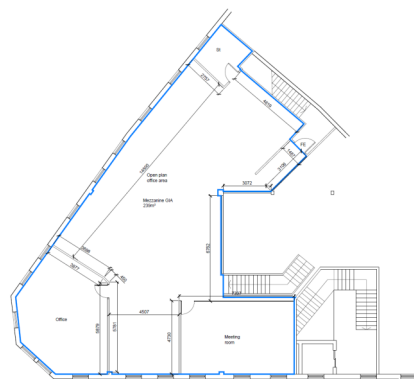
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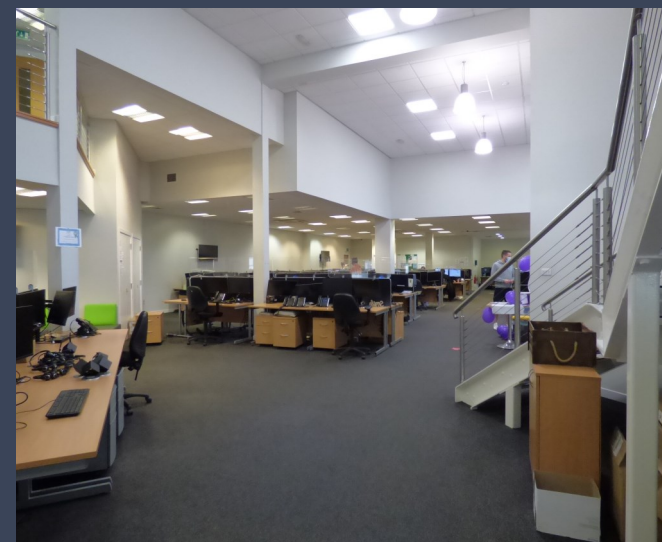
Indicative Floor Plans



First Floor



Mezzanine



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