



- High quality office premises
- Extensive private car parking
- 827.67sq.m (8,909sq.ft)
- Offers over £40,000 per annum on basis of new lease

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within Caponacre Industrial Estate, Cumnock's principal commercial location containing a wide range of manufacturing, storage and office premises.

Cumnock is the second largest settlement in the East Ayrshire Council area being located around 15 miles east of Kilmarnock with a resident population of around 9,400.

THE PROPERTY

The subjects comprises detached single storey office premises set within a large regular shaped site incorporating approximately thirty private car parking spaces.

The internal accommodation comprises the following:

- Entrance Hallway
- Large General Office
- Two Meeting Rooms
- Staff Canteen
- Staff Rest Room
- Comms Room

- First Aid Room
- Filing Room
- Security Office
- Plant Room
- Staff Wc

The property is well appointed to a high standard throughout and includes air conditioning and raised access floor.

FLOOR AREA

We estimate the floor area based on IPMS-3 to be 827.67sq.m (8,909sq.ft.)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £47,000

ENERGY PERFORMANCE CERTIFICATE

The building has an energy rating of 'E', a copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENTAL

Rental offers over **£40,000 per annum** are invited.

PURCHASE PRICE

Further information available upon request.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the incoming tenant will be responsible for tax and recording dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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