

TO LET
OFFICE



43B John Finnie Street, Kilmarnock,
KA1 1BL

- Town centre location
- Ground and upper floor office accommodation
- Modern internal office fit-out

LOCATION

The property is prominently situated just off the John Finnie Street within Kilmarnock Town Centre, forming part of the one way ring road around the Town Centre which has high vehicular traffic and on-street parking.

Kilmarnock railway station and bus station are within close proximity.

Surrounding occupiers include Slater Hogg & Howison Estate Agents, KZ Hair and Lomond Estate Agents.



DESCRIPTION

The subjects comprise a two-storey building of stone and brick construction roughcast rendered externally beneath a pitched roof clad in profile metal sheeting. The building is back lying and is accessed via a shared pend access from John Finnie Street.

The ground floor accommodation includes four separate office spaces of varying sizes, a kitchen/staff room and two accessible WCs, one of which benefit from a shower. There is a further four partitioned office spaces on the first floor.

Internally, the flooring is a mixture of carpet and linoleum finishes, the walls are plasterboard lined with painted finish and the ceilings are of suspended grid acoustic tile style with light boxes.

Services include single phase electrics, mains water supply and drainage. There is electric heating throughout.

ACCOMMODATION

Ground Floor	826 Sq Ft	76.74 Sq M
First Floor	1,354 Sq Ft	125.77 Sq M
Total	2,180 Sq Ft	202.51 Sq M



VAT

The rental is quoted exclusive of VAT.

VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'F'. Certificate available upon request.

QUOTING RENT

£20,000 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.

RATEABLE VALUE

The current rateable value is £19,400.

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

