



AVAILABLE TO LET

14-18 East Shaw, Kilmarnock

14-18 East Shaw Street, Kilmarnock KA1 4AN

Fully Serviced Offices

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The subjects comprise modern ground and first floor office suites. The accommodation provides a range of different sized office suites with common kitchen and w.c. facilities.

The suites are offered as fully serviced office suites on an individual basis, fully inclusive of rent, maintenance, heating, lighting, furniture, cleaning, common meeting room, telephone system, broadband, common car parking and 24 hour access.

Rent	From £75.00 pw
Building type	Serviced office
Planning class	Class 4
Sizes	112 to 1,519 Sq ft
VAT charges	VAT is not currently payable upon the rent.
EPC certificate	Available on request

Marketed by: Graham + Sibbald

For more information please visit:
<http://example.org/m/36109-14-18-east-shaw-kilmarnock-14-18-east-shaw-street>



Modern Ground and First Floor Offices

Fully Serviced Accommodation

Car Parking

No VAT payable upon the rent

From 10.44 sq m (112 sq ft)



14-18 East Shaw, Kilmarnock , 14-18 East Shaw Street, Kilmarnock KA1 4AN



Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rent psf	Total pa	Planning usage	Status
G4	Ground	144	£39.72	£5,720.00	Class 4	Available
G5	Ground	178	£36.52	£6,500.00	Class 4	Available
G7	Ground	156	£41.67	£6,500.00	Class 4	Available
G8	Ground	124	£41.94	£5,200.00	Class 4	Available
F2	First	124	£31.45	£3,900.00	Class 4	Available
F4	First	190	£34.21	£6,500.00	Class 4	Available
F5	First	239	£32.64	£7,800.00	Class 4	Available
F6	First	139	£46.76	£6,500.00	Class 4	Available
F7	First	113	£50.62	£5,720.00	Class 4	Available
F8	First	112	£51.07	£5,720.00	Class 4	Available

* All sizes NIA

Location overview	Kilmarnock has a population of 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77 to M77 trunk roads. The property is prominently situated at the corner of East Shaw Street and Bentinck Street, Kilmarnock to the south of the town centre. The premises are adjacent to the entrance to Glencairn Industrial Estate, in an area where there are a number of national and local occupiers.
Transport	Rail, bus and car
Airports	Glasgow 17.9m
National rail	Kilmarnock 0.2m, Kilmaurs 2.0m, Stewarton 4.7m
Amenities	All local amenities within close proximity
Viewings	Viewings strictly by appointment through Graham + Sibbald.
Legal costs	Each party to bear their own legal costs incurred with this transaction.
VAT	VAT is not currently payable upon the rent.
Planning class	Class 4
EPC	Available on request



Graham + Sibbald



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Quote reference: KIL-2018\05\0028

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