

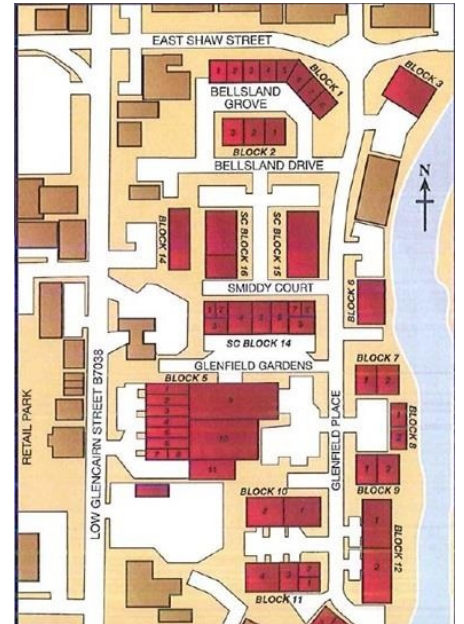


Block 1 Unit 2, Glencairn Industrial Estate, Kilmarnock, KA1 4BD

- Modern industrial unit
- Mature landscaped business park
- Flexible lease terms
- Potential for 100% rates relief
- 102.29 sq m (1,101 sq ft)

The subjects comprise a single-storey end-terraced industrial building of steel portal framed construction with brick and block walls beneath a mono-pitched roof clad in profile metal sheeting. The subjects benefit from a shared surfaced car park to the front elevation. Access to the property is provided via a dedicated vehicle and pedestrian entrance.

Internally, the subjects provide industrial accommodation with kitchen and wc facilities.



LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 46,159 persons (Census 2011) and draws on a wider rural catchment and population of surrounding towns and villages.

Kilmarnock is situated approximately 7 miles east of Irvine and 13 miles north west of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77/M77 provide direct access to Glasgow and the Scottish motorway network.

The property is prominently situated on the north side of Bellsland Grove, accessed from Glenfield Place within Glencairn Industrial Estate.

SIZE

Floor	Sq Ft	Sq M
Block 1 Unit 2	1,101	102.29

RENT

£12,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £6,200. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Industrial

VAT

The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

The EPC rating is G. Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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