



# For Sale / To Let

Unit A2

Rowallan Business Park

Kilmarnock, KA3 6BQ

**17,235 sq ft (1,601.17 sq m)**

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**AVISON  
YOUNG**

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## Location

Kilmarnock is centrally positioned within Ayrshire, being approximately 17 miles southwest of Glasgow and a 20 minute drive from the city. The property is located within Rowallan Business Park, which is an established commercial location located to the north of Kilmarnock town centre, offering good access onto the A77 / M77. Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of approximately 43,500 people.

The unit is immediately accessed within the right hand side of the estate, benefitting from prominent roadside frontage.

Key occupiers in the area include SP Energy Networks, Teleperformance and Innovative Utilities.

## Description

The subjects comprise a modern standalone facility formed of steel frame construction and profile metal cladding. Offices are arranged over ground and first floor levels to the front of the main warehouse accommodation, with extensive car parking to the front and a large secure yard to the rear. The property is set within its own landscaped ground, surrounded by perimeter fencing.

Key specification includes:

- 3 roller shutter access doors
- Eaves height of approximately 5.6m rising to approximately 8m to the apex.

- 41 parking to the front of the building
- Large secure yard
- Good quality 2-storey office accommodation
- Total site area of 1.93 acres

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring (6th Edition) to provide the following Gross Internal Area :

Ground Floor Office :	2,427 sq ft / 225.47 sqm
First Floor Office :	2,479 sq ft / 230.30 sqm
Warehouse :	12,329 sq ft / 1,145.39 sqm
<b>Total :</b>	<b>17,235 / 1,601.17 sqm</b>

## Terms

The property is available on new FRI lease terms or by purchase.

For further information and quoting terms contact the joint agents.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £61,500  
Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

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

## EPC

A copy of the certificate can be made available upon



If you would like to know more  
please get in touch with us or our  
joint letting agent.

**Pete Harding**

+44 (0)141 305 6314

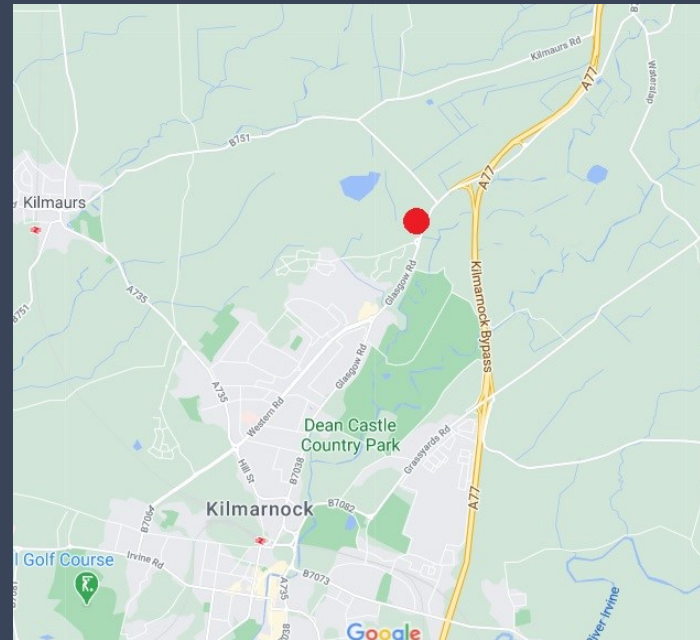
+44 (0)7920 812 029

pete.harding@avisonyoung.com

**Ross Jubin**

+44 (0)7889 590 133

ross.jubin@egmproperty.co.uk



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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**0141 300 8000**

avisonyoung.co.uk

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6th Floor, 40 Torphichen Street Edinburgh EH3 8JB

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