

TO LET

Flexible Office & Workshop Space

**SHEPHERD**
Commercial

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BELFORD MILL WORKSPACE LAWSON STREET KILMARNOCK

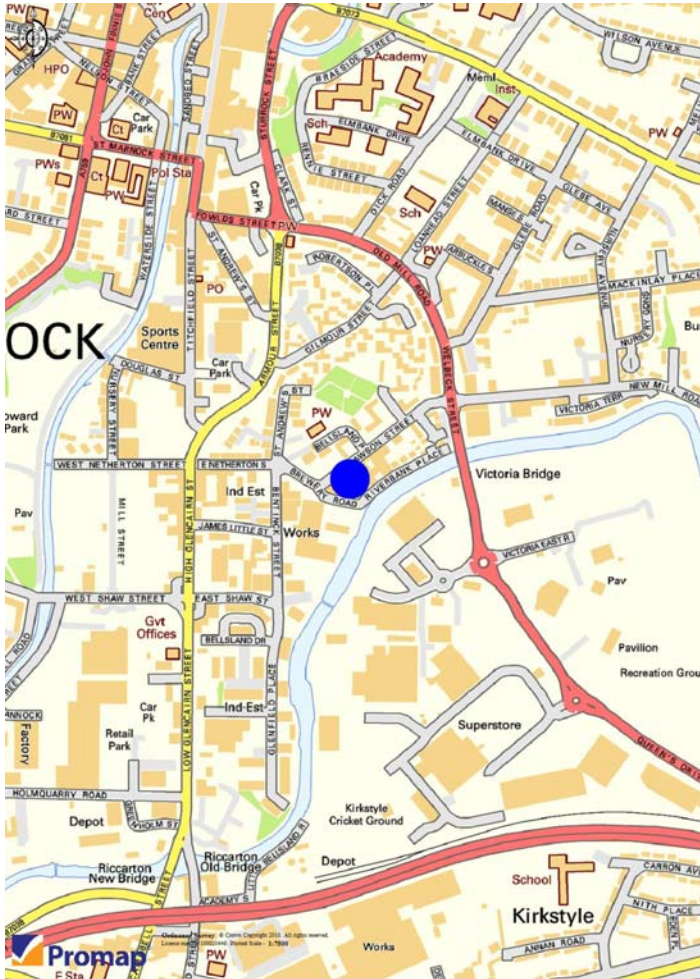


- Workshops
- Offices
- Studios
- Flexible Lease Terms
- 500sq.ft – 20,000sq.ft
- Established commercial location

► Location

The subjects are located within the town of Kilmarnock which lies in the East Ayrshire Council area with a population of around 43,500.

The subjects are located on Lawson Street, Brewery Road and Riverbank Place in a secondary town centre location which also enjoys reasonable access to the A77/M77.



► Description

The subjects comprise a former lace mill which is offered in individual office, workshop or studio units ranging from 500sq.ft to 20,000sq.ft with a specification to suit individual requirements.

► Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

► Terms

Individual units are available on licence agreements ranging from 6 months to 5 years.

► Rentals

Upon application.

► Costs

Each party will bear their own legal costs involved in the transaction.

► 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.

► Viewing and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors
2 Miller Road • Ayr • KA7 2AY

Tel. 01292 267 987 • Fax. 01292 611 521
Email. kevin.bell@shepherd.co.uk

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