TO LET
INDUSTRIAL

GRAHAM SIBBALD

Artist's Impression

Block 1 Unit 3, Glencairn Industrial Estate, Kilmarnock, KA1 4BD

- **REDUCED RENT & FLEXIBLE TERMS** (Limited Time Only)
- Mature landscaped business park
- Flexible lease terms
- Potential for 100% business rates relief

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.

DESCRIPTION

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.

The property will be subject to refurbishment prior to entry.

ACCOMMODATION

Ground	1,085 Sq Ft	100.8 Sq M

RATEABLE VALUE

The current rateable value is £6,600.

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

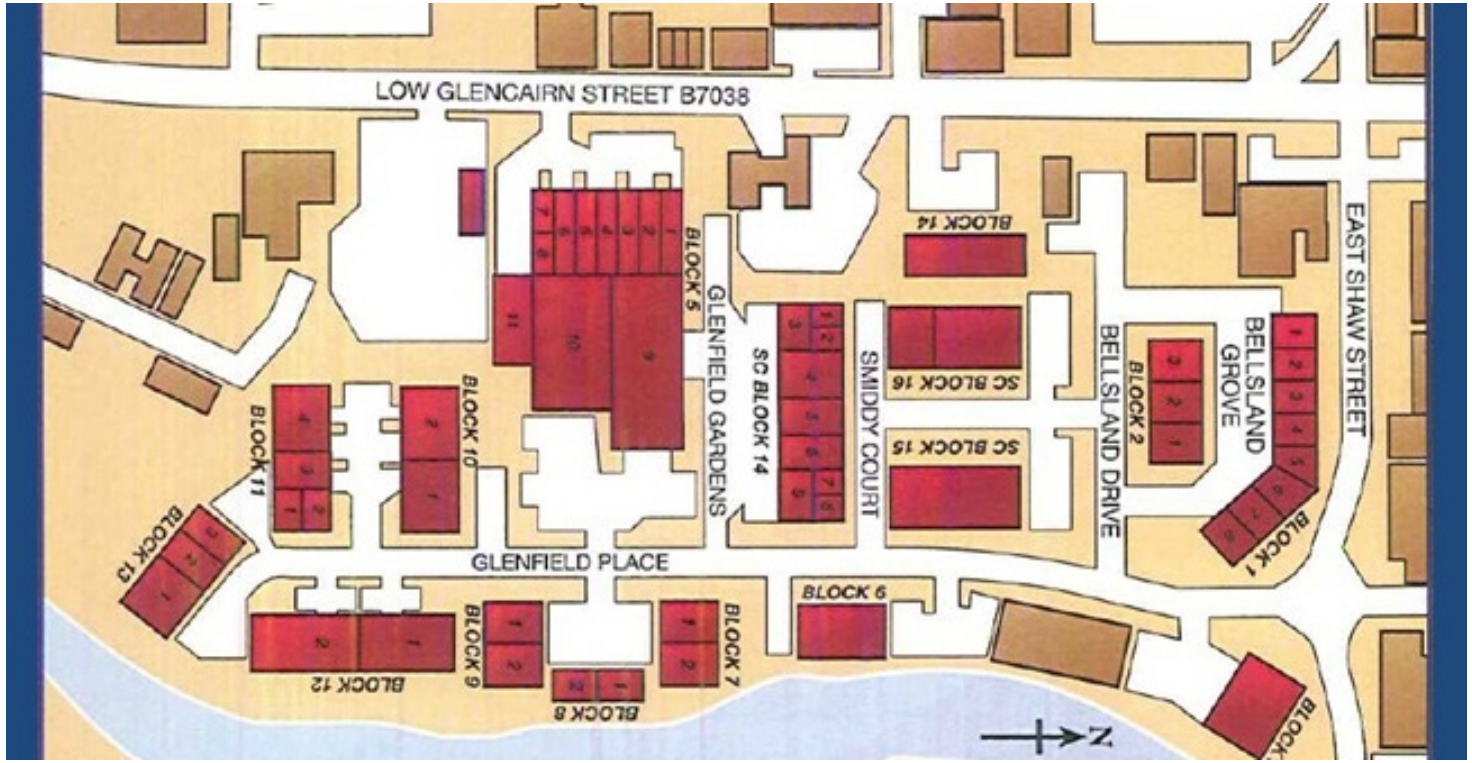
VAT
The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
EPC rating 'D'. Certificate available upon request.

QUOTING RENT
REDUCED RENT - £8,680 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.



To arrange a viewing please contact:

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