TO LET
OFFICE

GRAHAM SIBBALD



19 Portland Road, Kilmarnock, KA1 2BT

- Prominent town centre location
- Entire office building
- No VAT applicable
- Dedicated car parking

LOCATION

Kilmarnock is situated in East Ayrshire and has a resident population of approximately 47,064 persons (Census 2022). Kilmarnock is located approximately 7 miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77 and M77 provides direct access to Glasgow and the Scottish motorway network.

The subjects are situated on the north side of Portland Road on the B7081 between the junctions of Grange Street and John Finnie Street, Kilmarnock.



DESCRIPTION

The subjects comprise two-storey and attic office accommodation contained within a mid-terraced building of brick construction with a sandstone façade beneath a pitched and slated roof with forward and rear-facing attic dormer windows. The accommodation extends into a two-storey brick rear extension beneath a slate roof. Access to the property is directly via a stepped pedestrian doorway from Portland Road. There subjects benefit from on street public car parking and four dedicated spaces to the rear.

Internally, the subjects comprise cellular office accommodation at ground, first and attic level with kitchen and disabled wc facilities located on the ground floor and ladies and gents wc facilities on the first floor.

ACCOMMODATION

Ground Floor	613 Sq Ft	56.95 Sq M
First Floor	645 Sq Ft	59.92 Sq M
Attic	332 Sq Ft	30.84 Sq M
Total	**1,590 Sq Ft**	**147.71 Sq M**

RATEABLE VALUE

The current rateable value is £16,400.

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.

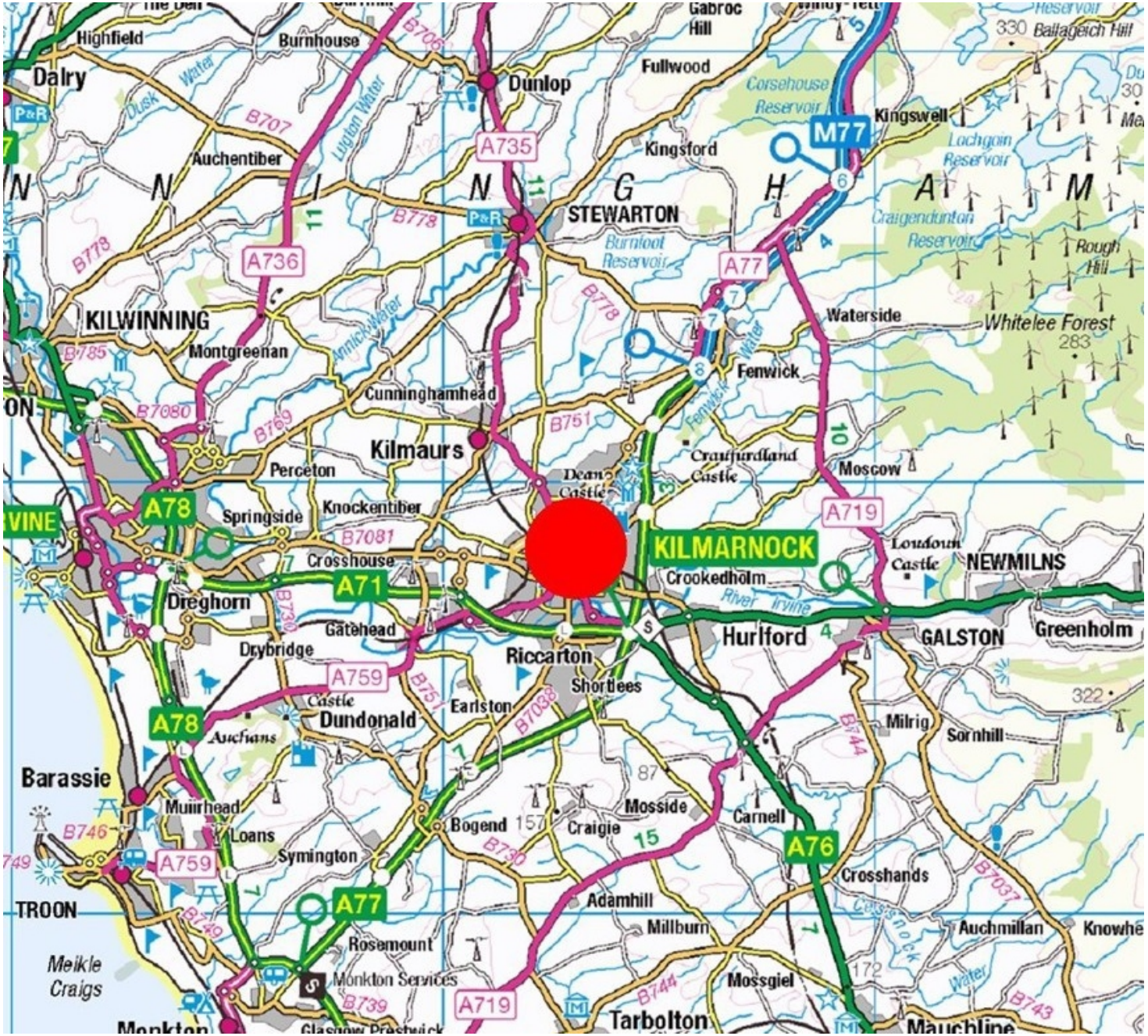
VAT is not currently payable upon the rent and any other charges.

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

QUOTING RENT
£16,000 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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IMPORTANT NOTICE

1. These particulars are intended as a 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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.