TO LET
OFFICE

GRAHAM SIBBALD



30 Foregate, Kilmarnock, KA1 1LU

- Self-contained office suite
- Prominent town centre location
- 234.17 sq m (2,521 sq ft)

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 within Kilmarnock town centre at the top of The Foregate forming part of the Central Business District and Retail Centre.



DESCRIPTION

The subjects comprise an independent second floor office suite (the west suite) contained within a three storey building of concrete and brick construction. Access to the subjects is provided via a common single staircase and stairwell from the Foregate. A secondary means of fire escape is provided to the west elevation of the property.

ACCOMMODATION

Second Floor	2,521 Sq Ft	234.17 Sq M

RATEABLE VALUE

The current rateable value is £17,800.

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

PLANNING

Class 1A





VAT
The rental quoted is exclusive of VAT.

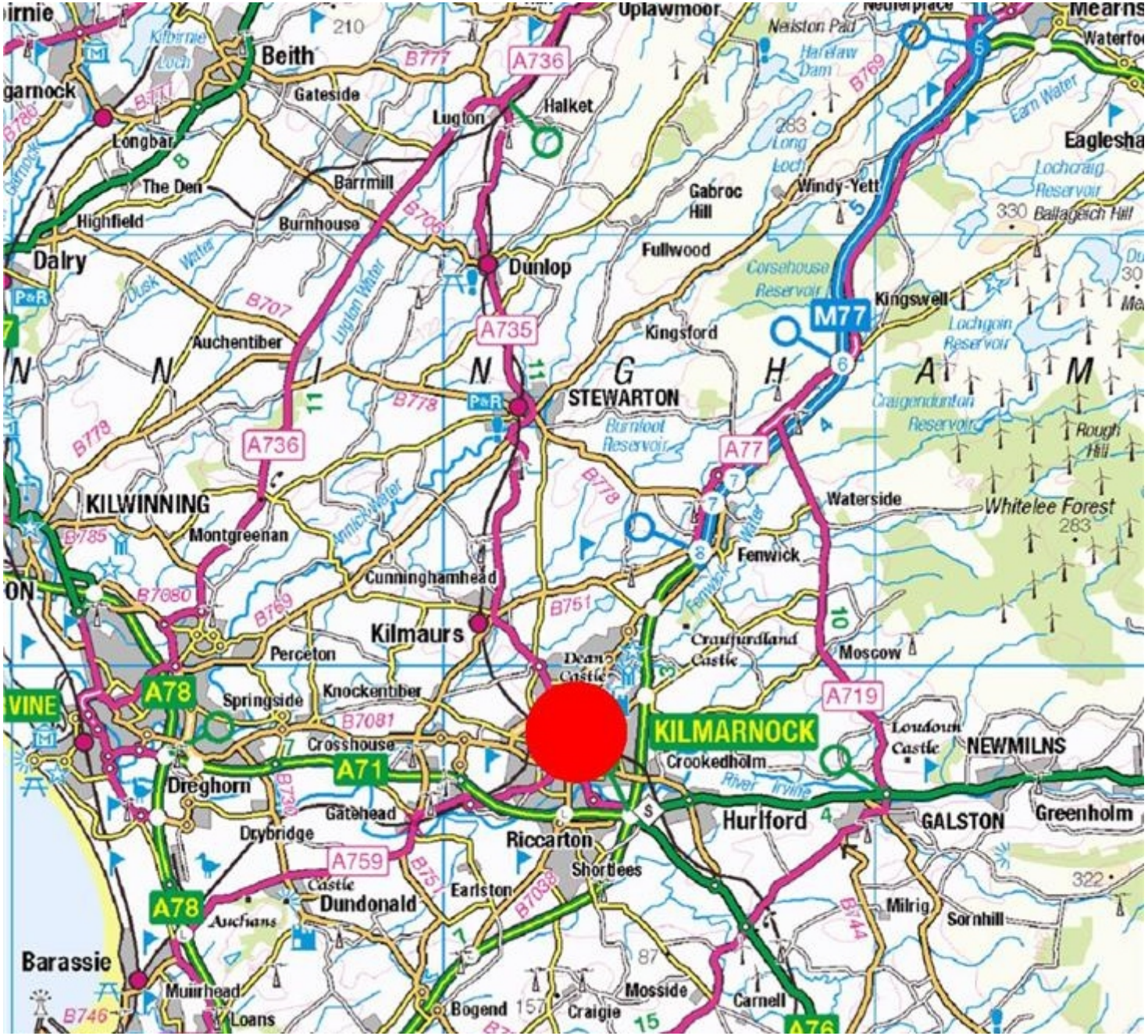
VAT is not currently payable upon rent and any other charges.

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

QUOTING RENT
£13,500 Per Annum

TENURE
The subjects are available to let on Full Repairing and Insuring terms.

LEGAL COSTS
Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.



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.
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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.