TO LET
Serviced Office

GRAHAM SIBBALD



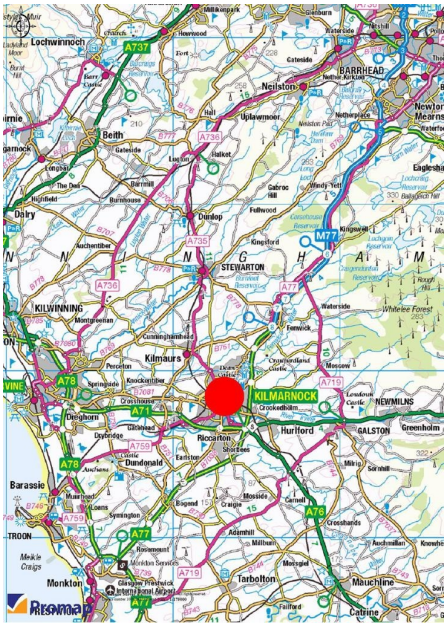
Trinity Business Spaces, 14-18 East Shaw Street, Kilmarnock, KA1 4AN

- Modern furnished offices in central location
- 24-hour secure access
- Enterprise grade Wi-Fi and VOIP phone system
- Competitive leasing with flexible terms

Following extensive refurbishment, this newly opened business and storage centre offers modern and contemporary furnished serviced offices which are ideal for start-ups or small businesses. Offering a workspace in a clean and professional setting, Trinity Business Spaces has a plethora of high standard amenities.

Tenants will have 24-hour access with secure parking and CCTV security monitoring. The offices boast enterprise grade Wi-Fi and VOIP communications technology. Additionally, the complex has toilets, showering facilities and a kitchen area. Competitive pricing underpinned with flexible leasing terms is available.





LOCATION

Trinity Business Spaces is in located in the town centre of Kilmarnock. The M77 is only five-minutes away, meaning outstanding transport links to both Glasgow Airport and Prestwick Airport. Glasgow is only 25 miles away and Prestwick is only 12 miles away.

The office is well connected to the surrounding areas due to its close proximity to bus stops and train station. Kilmarnock train station is 6 minutes by car and the nearest bus stop is just 3 minutes away on foot.

Due to its central location, expect to find an abundance of shops, bars, cafes, restaurants and gyms nearby.

SIZE

Flexible office sizes available.

RENT

On application.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

On application. Potential for 100% rates relief.

USE CLASS

Serviced Office

VAT

The rental is exclusive of VAT. VAT is not currently payable upon the rent or any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'G'. Certificate available upon request.

To arrange a viewing contact:



Fraser Lang
Fraser.Lang@g-s.co.uk
07803 896 978



Deanna Hughes
deanna.hughes@g-s.co.uk
07771 066 816

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6. Date of Publication: October 2025

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