TO LET
Office

GRAHAM SIBBALD



16 Brewery Road, Kilmarnock, KA1 3GZ

- All inclusive rate - rental premium inclusive of all utilities
- Full DDA compliance with lift access to each floor
- Potential for 100% rates relief
- 55.42 sq m (597 sq ft)

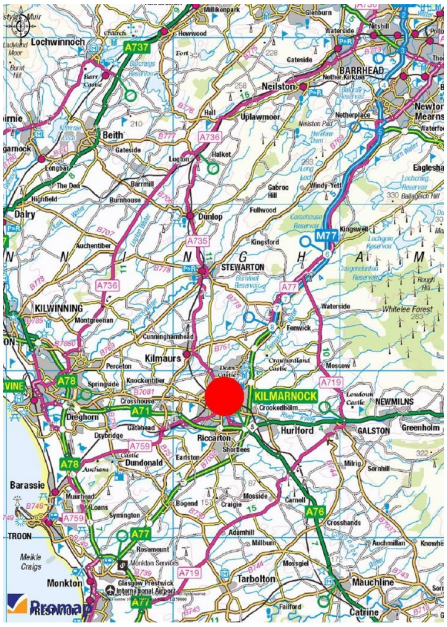
The subjects comprise mid-terraced three-storey office premises within a building of brick construction. From ground level, the roof appears to be of multi-pitched design and clad in slates. Access is gained via a dedicated single pedestrian doorway directly from Brewery Road. There is no dedicated car parking, however on-street car parking is available adjacent and nearby.

Windows are of timber double-glazed type while walls are of plasterboard/painted finish with the flooring finished in carpet tiles. Heating is supplied via a modern gas boiler servicing steel panelled radiators in each office, while air-conditioning is available in each suite.

In terms of security, there is an intruder alarm present in addition to a full time receptionist. We are informed the property is fully DDA compliant, with lift access is available to each floor.

The available accommodation comprises an office suite, supplemented by modern staff kitchen/tea prep area and WC.





LOCATION

Kilmarnock is situated in 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) although draws on a wider rural catchment population from surrounding towns and villages.

The subject property is situated to the north side of Brewery Road, near to the junction with Riverbank Place.

Surrounding occupiers are a mixture of commercial and residential in nature. Commercial occupiers include Riverbank Business Centre and Riverbank Electrical Wholesale.

SIZE

Floor	Sq Ft	Sq M
Suite 1B/C	597	55.42

RENT

On application.

TENURE

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

RATES

The current rateable value is £5,600. The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

Certificate available on application.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as 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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6. Date of Publication: October 2025