Taylor
Property Consultants

TO LET (May Sell)

Modern Open Plan Offices



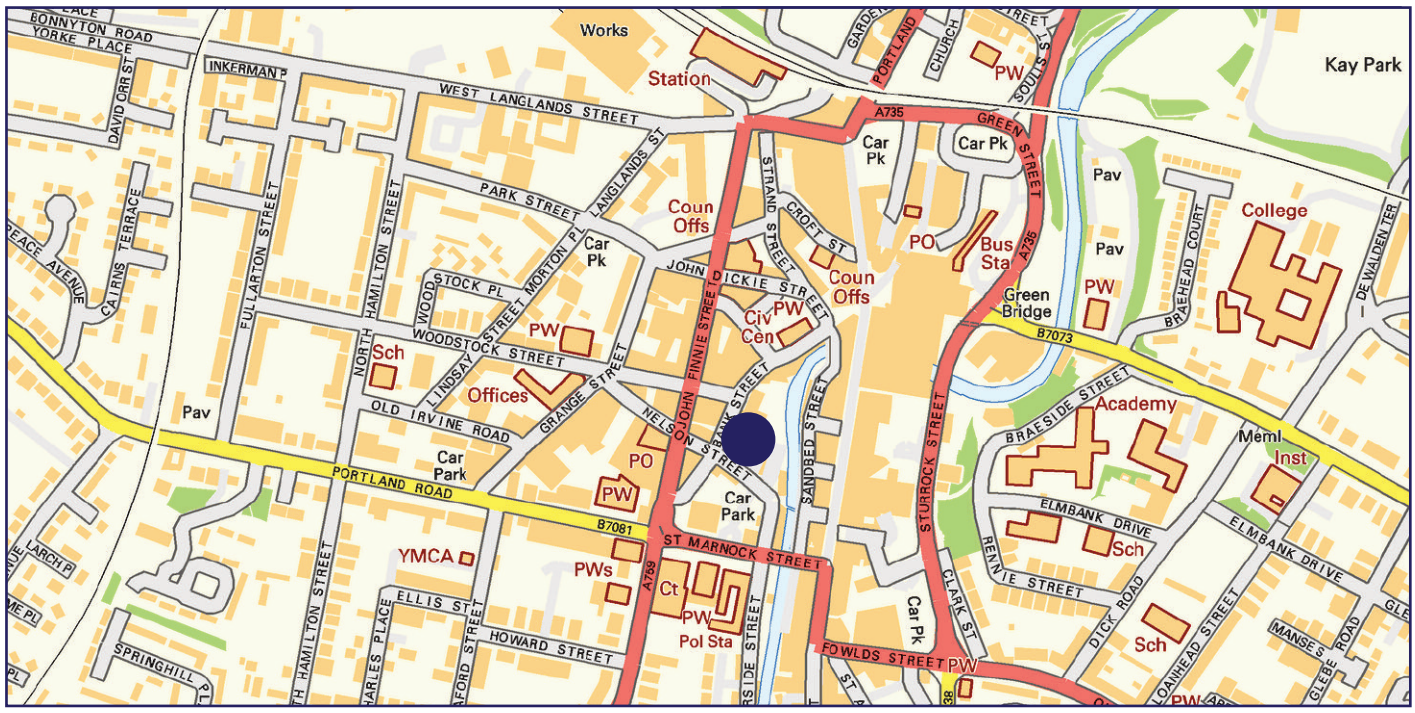
28B NELSON STREET
KILMARNOCK
KA1 1BA

M: 07535 277 139

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Location

The subjects are located on the north side of Nelson Street in the heart of Kilmarnock town centre. Nelson Street is a busy thoroughfare that connects John Finnie Street, part of the inner ring road, with King Street, the town's prime retailing location. The building sits opposite and adjacent extensive public car parks. Kilmarnock's train station and bus station are a short walk away. Kilmarnock is Ayrshire's largest town with a population of 47,064 (2022) and a catchment of 120,000.

Description

The subjects comprise a modern open plan office suite at the second floor of a 3 storey detached building with exclusive tandem parking to the rear. The building is of brick construction with a pitched and tiled roof. The roof will be completely re-covered in the coming weeks. Internally, the suite has an acoustic tiled ceiling with integral lights, and uPVC double glazed windows to front and rear providing good natural light. The suite has separate male/female toilets and a tea prep room. Access is via a secure door entry system. Space heating is by radiators fuelled by a gas boiler. Telecom. IT, and alarm services are in place. There is prospective additional storage capacity in the roof space which is accessed via a loft hatch in the suite.

Accommodation

Net Internal Area: 136.61 sq m (1,470 sq ft)
2 exclusive parking spaces to the rear of the building.

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Lease
The property is available to let on a new Full Repairing and Insuring lease of flexible duration. The lease will contain provision for regular rent reviews.

Alternatively, our clients may consider a sale of the suite at a price to be negotiated.

Rent
Offers over **£10,000 per annum** exclusive are invited. VAT will be payable on the rent.

Rates
The property has a rateable value of **£8,100**. Prospective occupiers may be able to obtain 100% relief from rates, subject to personal circumstances and application to East Ayrshire Council.

Energy Performance Certificate
The subjects have been assessed with a rating of D. A copy of the certificate and the Recommendation Report can be made available to interested parties.

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction, with the ingoing tenant being responsible for any Land and Building Transaction Tax and registration dues and VAT, as applicable.

VAT
All prices, rents, premiums, etc., quoted are exclusive of VAT.





Viewing and Further Information
All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

William Taylor
Taylor Property Consultants,
2 Olive Road, Kilmarnock KA1 2HT
T: 07535 277 139
e: william.taylor@taylorpropertyconsultants.org.uk

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