

TO LET

Rarely Available Industrial Unit

- Motor trade use considered
- Prominent roadside location
- Includes Yard/Parking
- Available in whole or in part
- 497.90 Sq M (5,359 Sq Ft)
- Offers over £26,500 per annum

VIDEO TOUR

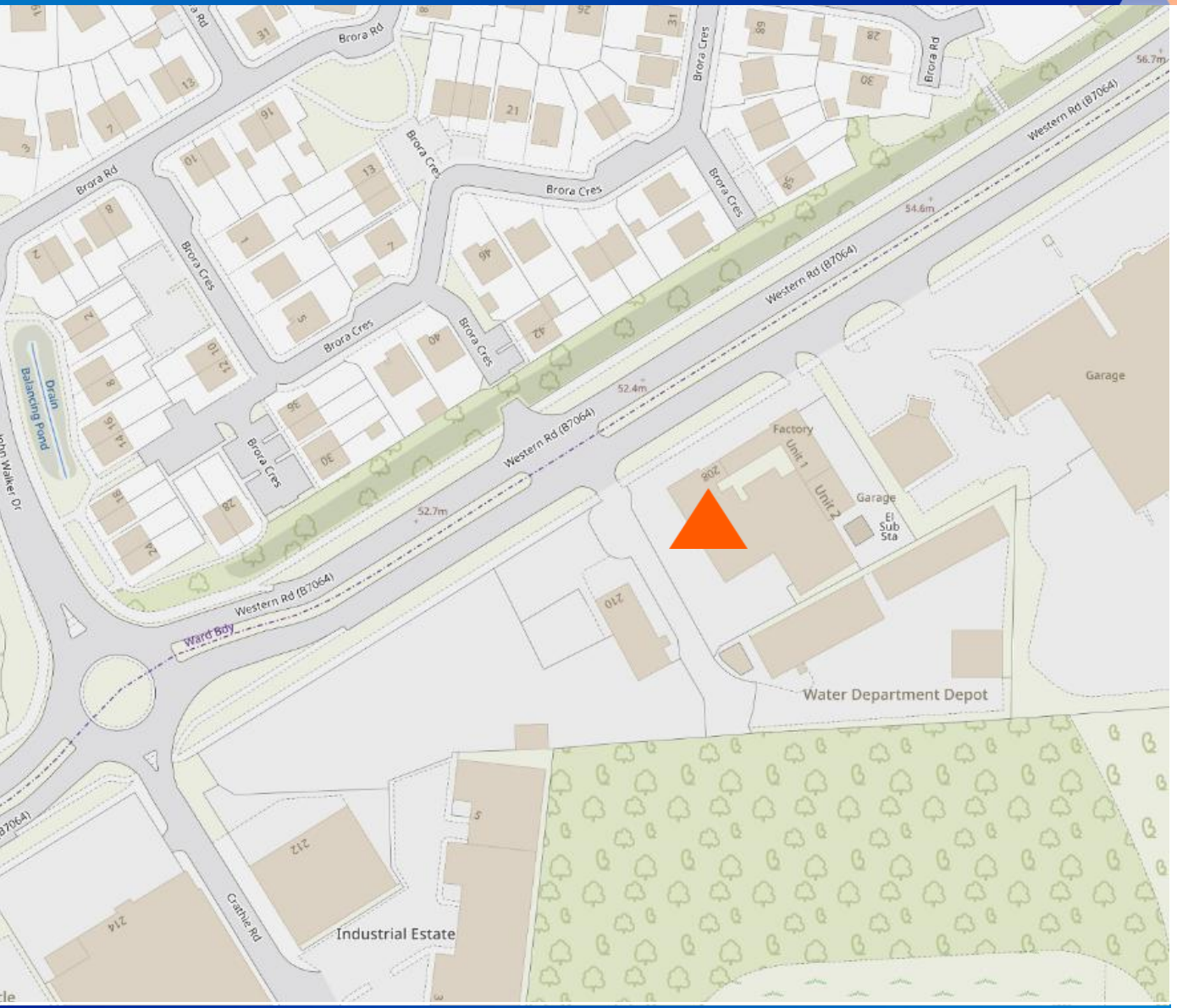
WHAT 3 WORDS

UNIT 3B, 208 WESTERN ROAD, KILMARNOCK, KA3 1NJ

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Location



FIND ON GOOGLE MAPS

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,200

The subjects are located on Western Road which is a busy thoroughfare to the west of the town centre leading to the A77/M77 Kilmarnock by-pass.

Surrounding occupiers are a mixture of residential and commercial in nature with commercial occupiers including Arnold Clark, Speedy Services and Scottish Ambulance Service.



Description







The subjects comprise a large, detached depot which includes workshop and storage space together with staff facilities and ancillary yard space.

The original property is of brick construction surmounted by a shallow pitched roof of profile metal sheeting and cement style sheeting cladding. The property benefits from rear extensions of steel portal framed construction surmounted in pitched roofs clad in profile metal sheeting.

The property benefits from 6 vehicular doorways and concrete flooring throughout.

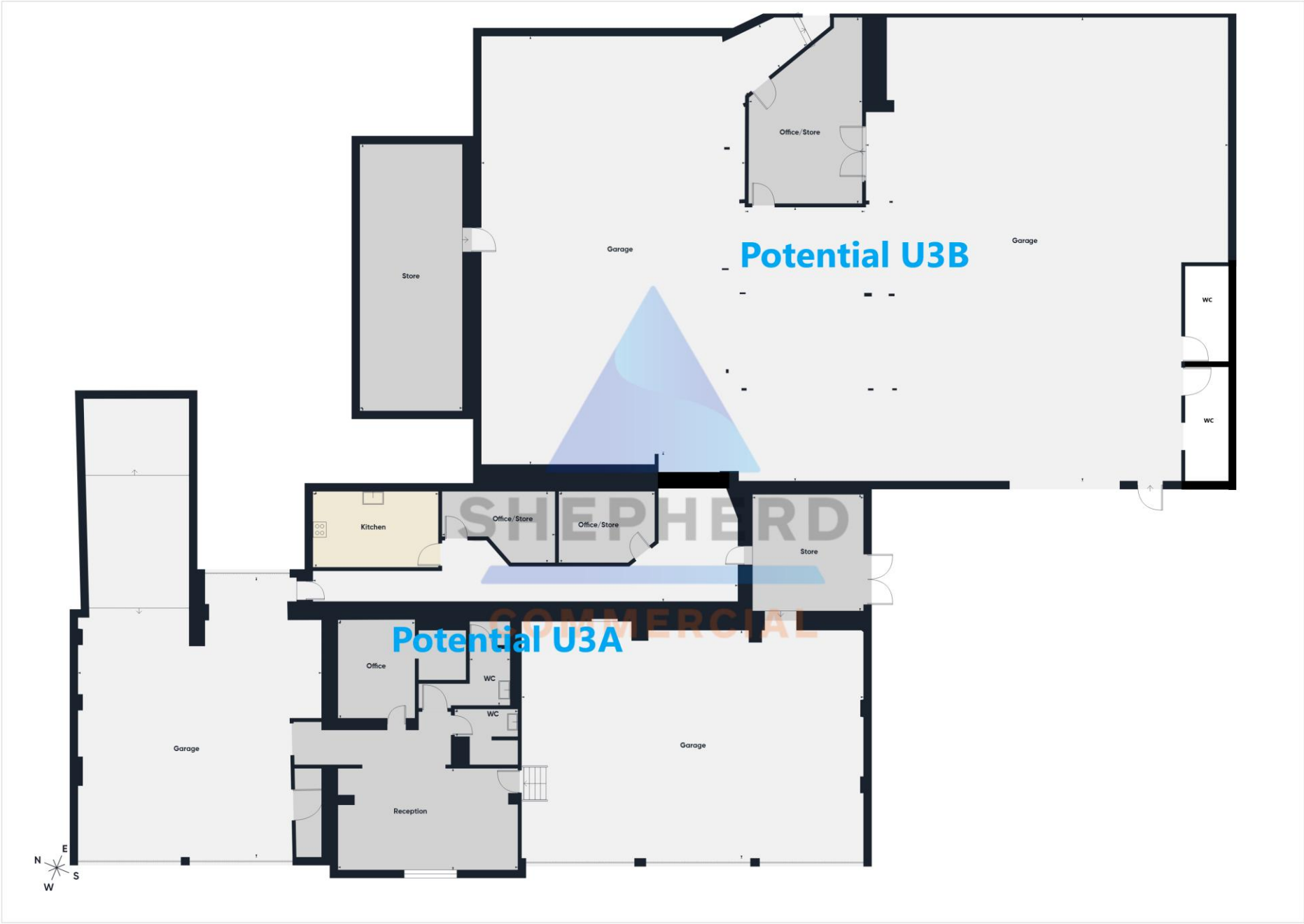
We assume services are of water, three phase electricity and drainage.

The property is currently available as a whole; however, the landlord would consider a sub-division as follows:

	m^2	ft^2
	497.90	5,359

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floorplan


Office/Store
Garage
Potential U3B
Garage
Store
WC
WC
Kitchen
Office/Store
Office/Store
Store
Potential U3A
Office
WC
WC
Garage
Garage
Reception
N
E
S
W

The Detail

Rental

Offers over **£26,500 per annum**

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

The property will require to be re-assessed for rating purposes prior to occupation.

Energy Performance Certificate

The property has a current energy rating of D. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has been elected for VAT and therefore VAT is payable upon the rent and any other charges.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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