



## The HALO Enterprise & Innovation Hub, Hill Street, Kilmarnock, KA1 3HY

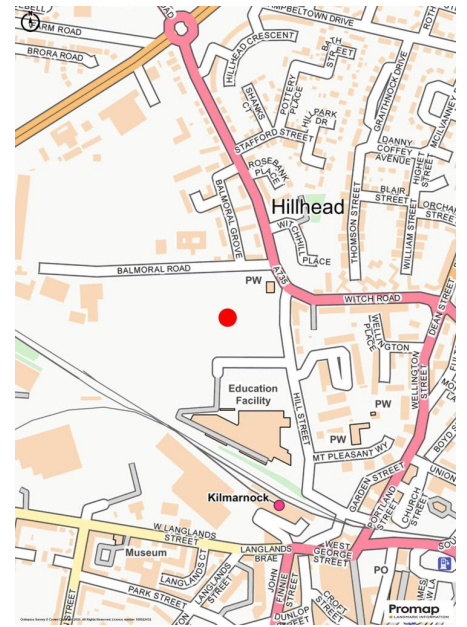
- New-build Grade A offices
- Low-carbon sustainable office building within a Net Zero Carbon development
- EPC rating Band A
- Car parking, cycle spaces, e-bikes and EV charging points
- 345.26 sq m (3,716 sq ft)

The Halo Enterprise and Innovation Hub comprises an outstanding industry leading and award winning low-carbon sustainable office building within a Net Zero Carbon development.

The suite comprises Grade A offices within a four-storey detached building of steel frame construction with a curtain walling system incorporating spandrel panels. The offices benefit from a reception/café and common seating reception to the ground floor and full lift access to the second floor.

The office accommodation is fully fitted and carpeted to an occupiable standard and benefits from corporate grade fibre WiFi connection, 5G connectivity, EV car and bike charging points and secure bike storage. There are accessible WC/shower facilities located in the central core area which provides full services to the entire floor.

The building has an outdoor urban landscape with seating provision surrounding the building.



## LOCATION

Kilmarnock is the administrative centre of the East Ayrshire Council area and has a resident population of approximately 46,580 persons, although draws upon a wider catchment area from villages such as Kilmaurs, Stewarton and Galston.

The development is within a couple of minutes' walk from the town centre and the public transport hub. HALO Kilmarnock provides a relaxed environment for staff and visitors who can enjoy the new public realm and walkways which open up the site.

HALO Kilmarnock is very accessible by car, bus, train and plane. Kilmarnock is located 23 miles south west of Glasgow City centre and is within 6 minutes travel time of the M77 motorway and Kilmarnock railway station. There are fast and frequent bus routes to major Scottish Cities, such as Edinburgh and Glasgow from Kilmarnock Bus Station. Glasgow and Prestwick International Airports are within a 37- and 18-minute drive time respectively of Kilmarnock.

## SIZE

Floor	Sq Ft	Sq M
Second Floor	3,716	345.26

## RENT

£17.50 per sq ft per annum.

## TENURE

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

## RATES

The rateable value requires to be reassessed. The current Uniform Business Rate for the financial year 2024/2025 is 52.4p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Office

## VAT

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

## LEGAL COSTS

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

## EPC

EPC rating 'A'. Certificate available on request.

## To arrange a viewing contact:



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