

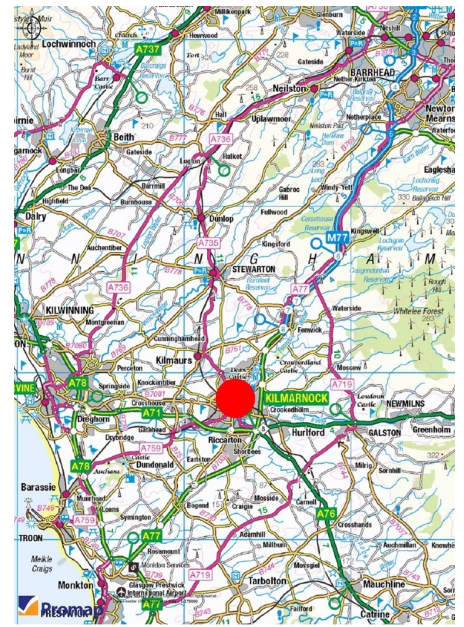


## 1st Floor, 22 Nelson Street, Kilmarnock, KA1 1BD

- Prominent town centre location
- Self-contained office premises
- Public car parking available within close proximity
- 122.63 sq m (1,320 sq ft)

The subjects comprise a first-floor office suite contained within a two-storey and attic building of brickwork construction beneath a pitched and slated roof. Access to the property is gained directly from Nelson Street via a common stairwell.

Internally, the subjects comprise modern open plan/cellular office accommodation with kitchen and ladies and gents WC facilities.



## LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 47,073 persons (Census 2022).

Kilmarnock is located approximately seven miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/ M77 trunk roads. The A77/ M77 provides direct access to Glasgow and the Scottish motorway network. The A71 provides an alternative route to the M74 and to Edinburgh which is situated approximately 70 miles to the east.

The subject property is prominently situated within the Central Business District of Kilmarnock and lies to the north-east of Nelson Street, between the junctions of Bank Street to the north-west and St Marnock Place to the south-east.

## SIZE

Floor	Sq Ft	Sq M
First Floor	1,320	122.63

## RENT

Offers over £8,500 per annum are invited.

## TENURE

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

## RATES

The current rateable value is £8,000. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail / Office.

## VAT

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

## LEGAL COSTS

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

## EPC

Certificate available on request.

## To arrange a viewing contact



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## IMPORTANT NOTICE

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