



The Halo Building, Hill Street, Kilmarnock, KA1 3HY

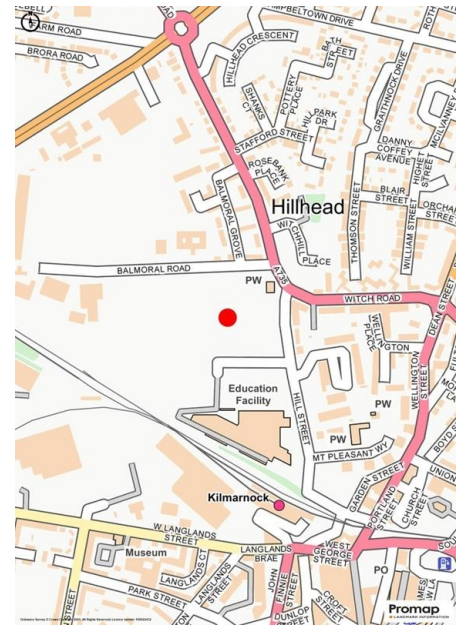
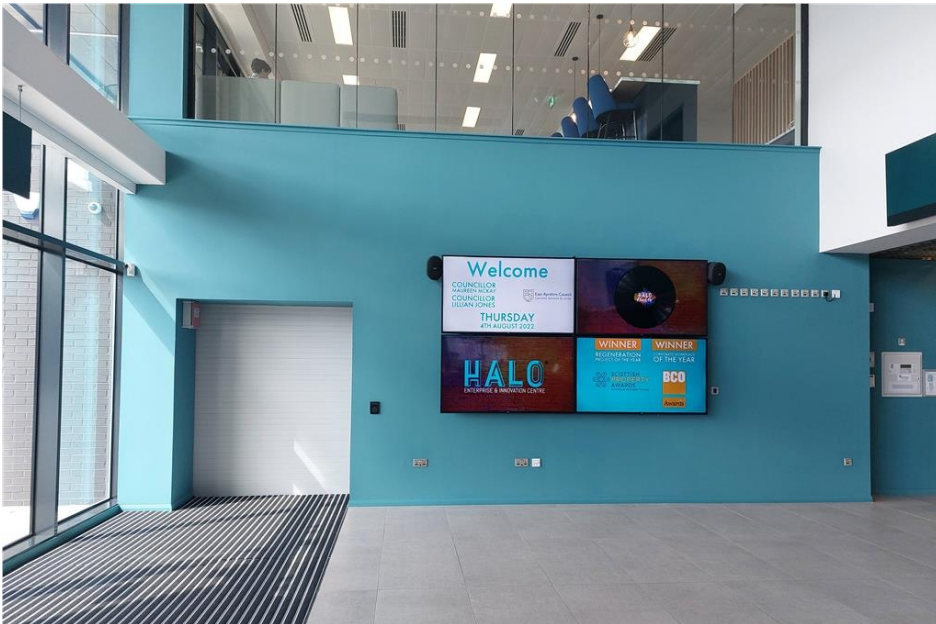
- New-build retail unit within a net zero carbon mixed-use development
- Well-connected central location
- Car parking, cycle spaces, E-bikes and charging points
- EPC Rating - Band 'A'
- 88.26 sq m (950 sq ft)

The Halo Enterprise and Innovation Hub was constructed in 2021 and comprises an outstanding industry leading, four-storey detached building within a Net Zero Carbon development.

The subjects comprise a ground floor retail unit within a four-storey detached building of steel frame construction with a curtain walling system incorporating spandrel panels. There is a brick extension to the front elevation, and louvre doors along the south elevation to the lower ground floor. The retail unit benefits from its own independent access.

Internally, the retail unit is in a complete shell condition with concrete floor and plasterboard and lined walls. There is communal ladies, gents and disabled WC facilities located in a corridor to the rear of the unit, which the ingoing occupier will have the right to use.

The subject property benefits from common car parking with electric vehicle charging points and secure bike storage/charging points. There are landscaped grounds surrounding the building.



LOCATION

HALO is Kilmarnock's new business and living quarter. Located on the site of the former Johnnie Walker whiskey plant, the development will transform the town and open up opportunities for businesses and families to locate within a highly innovative and sustainable location.

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.

SIZE

| Floor | Sq Ft | Sq M |
|--------|-------|-------|
| Ground | 950 | 88.26 |

RENT

On application.

TENURE

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

RATES

The current rateable value is £6,000. The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

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

LEGAL COSTS

Each party are to bear their own legal costs incurred with the lease transaction.

EPC

EPC rating 'A'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

01563 528 000



Sorcha Johnstone

Sorcha.Johnstone@g-s.co.uk

01563 528 000

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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