

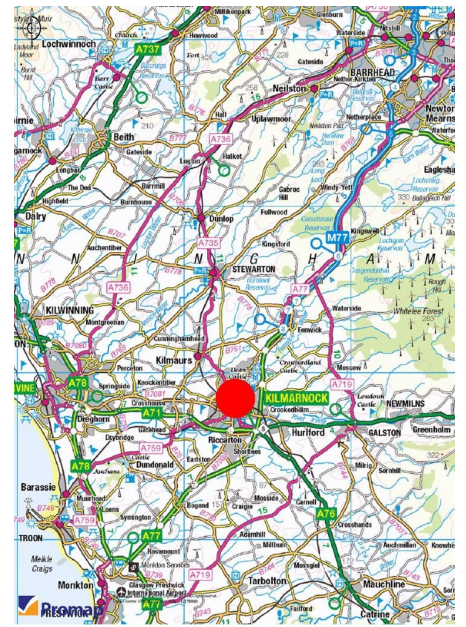


Unit A2, Rowallan Business Park, Southcraig Avenue, Kilmarnock, KA3 6BQ

- Modern high quality industrial building with maximum eaves height of 7.5m
- Established business park location
- Secure yard area
- Adjacent road link to M77
- 631.83 sq m (6,801 sq ft)

The subjects comprise a modern high quality detached industrial building of steel portal frame construction clad in composite metal cladding, beneath a mono pitched roof. The subjects benefit from a large enclosed surfaced car parking/yard area.

The subjects provide open plan industrial/warehouse accommodation with a full height vehicle entrance door to the north elevation, with WC facilities and a maximum eaves height of 7.5m.



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 47,064 persons (Census 2022).

The subject property is situated within Rowallan Business Park to the east of Southcraig Avenue, which is accessed from the B7038, Glasgow Road, which leads onto the adjacent A77/M77 Glasgow to Ayr motorway.

Rowallan Business Park is situated approximately two miles north-east of Kilmarnock town centre. The business park is approximately a 20-minute drive from the south-side of Glasgow.

SIZE

Floor	Sq Ft	Sq M
Unit A2	6,801	631.83

RENT

On application.

TENURE

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

RATES

The current rateable value is £21,700. 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

Industrial

VAT

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

LEGAL COSTS

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

EPC

EPC rating 'D'. Certificate available upon request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978

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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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