







TO LET

Industrial/Logistics

1 NEW MILL ROAD, KILMARNOCK,  
KA1 3JG

*\*Incentives Available\** Corner showroom  
building set over 2 floors with a store on the  
ground and showroom on the first floor

-  Main arterial route
-  Prominent corner property
-  Building over 2 floors
-  Alternative use potential
-  No VAT payable on rent
-  Incentives available

PROMINENT CORNER PROPERTY



VIEW TOUR



## LOCATION

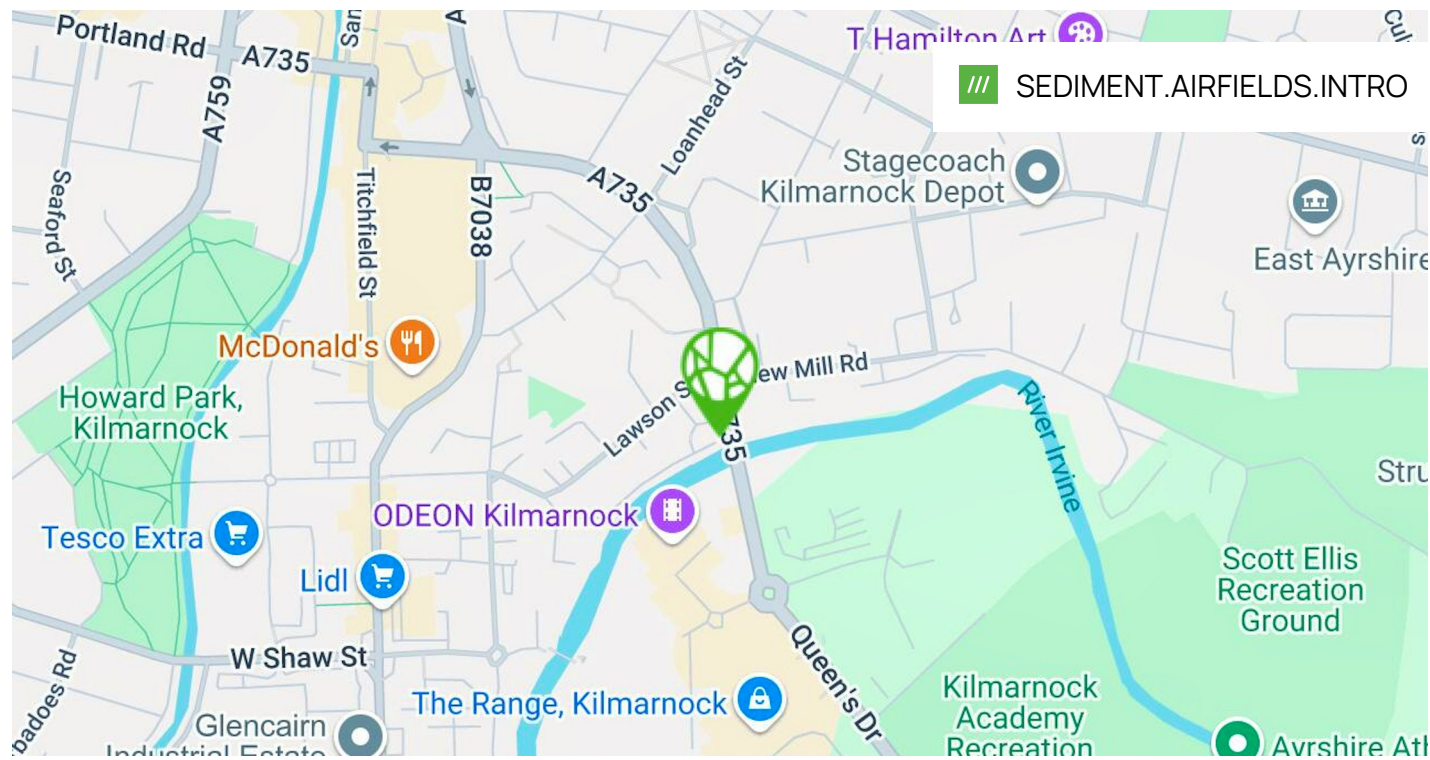
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is situated on the south side of New Mill Road immediately at its junction with Queens Drive (A735) to the south east of Kilmarnock town centre. Kilmarnock railway station takes a 5 minute drive to reach and frequent bus services operate on Old Mill Road. Nearby occupiers include Arnold Clark, Odeon Kilmarnock and Mcculloch International.

## DESCRIPTION

The subjects comprise a corner showroom building which sits under a pitched roof. The building is set over 2 floors with a store on the ground floor and showroom on the first floor.

The building benefits from having access points protected by roller shutters and stairwells at both ends. The ground floor store extends to the same footprint as the first floor. Internally, the ceilings in the showroom of the first floor are of suspended tile and incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in laminate/vinyl tiles. Welfare facilities are also provided.





## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	SQ FT	SQ M
Ground	4,618	429.03
1st	4,618	429.03
Total	9,236	858.06

## OFFERS

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £46,000 per annum. Alternatively, each floor is available to lease separately. Full quoting terms are available upon request.

## RATEABLE VALUE

£8,000 Showroom - £8,000 & Store - £11,500. An occupier may be eligible for rates relief, subject to status.

## EPC

B (28)

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

Get in touch | [0141 291 5786](tel:01412915786) | [info@kirkstoneproperty.com](mailto:info@kirkstoneproperty.com)

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



**Shahzad Shaffi**

0141 291 5786 | 07742 333 933

[ss@kirkstoneproperty.com](mailto:ss@kirkstoneproperty.com)



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.