

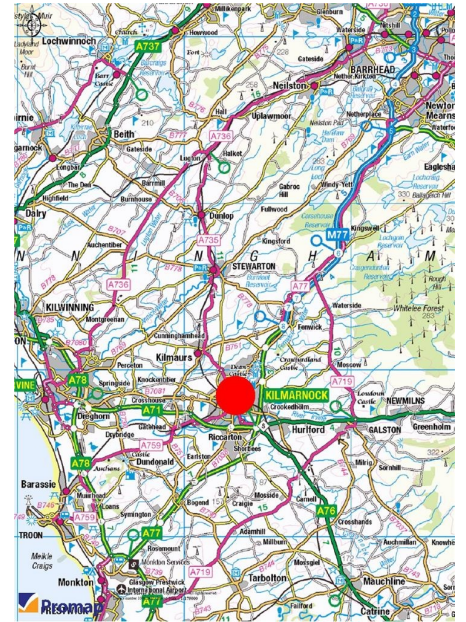


Bowie House, Unit A2, Rowallan Business Park, Southcraig Avenue, Kilmarnock, KA3 6BQ

- High quality building
- Established business park location
- Inclusive rentals
- Adjacent road link to M77
- 9.29 - 209.03 sq m (100 - 2,250 sq ft)

The subjects comprise a high quality single-storey detached building incorporating two-storey offices/staff accommodation of steel portal frame construction with the walls clad in composite metal cladding, beneath a mono pitched roof clad in profile metal sheeting. The subjects benefit from a large surfaced car parking area to the front elevation.

The subjects provide self-contained, private office accommodation with a glazed entrance reception, meeting room, staff tea prep and 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 46,159 persons (Census 2011).

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.

AVAILABLE SUITES

Suite	NIA(sq ft)	Rent (p.w.)
GROUND FLOOR		
G 6	259	£120
FIRST FLOOR		
F2	242	£120

TENURE

Leasehold. The premises are offered on a flexible inclusive rental basis. Electricity will be payable in addition.

RATES

Property rates will be the responsibility of the tenant, however will be eligible for 100% rates relief under the Small Business Bonus Scheme (SBBS), subject to individual circumstances.

VAT

The rental is quoted inclusive of VAT. VAT is currently included upon the rent quoted.

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



Daniel Bryson

daniel.bryson@g-s.co.uk

07469 485 513

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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