

TO LET
INDUSTRIAL/OFFICE

GRAHAM
SIBBALD



Unit 2, 2 Southhook Road,
Kilmarnock, KA1 2NN

- High quality office fit-out
- Modern industrial / office unit
- Dedicated car parking / yard

LOCATION

Kilmarnock is situated approximately 7 miles east of Irvine, 15 miles north east of Ayr, and 25 miles south west of Glasgow, connected by the A71 and A77/M77 trunk routes respectively. The A77 provides direct access to Glasgow and the Scottish Motorway network. The A71 provides an alternative route directly to the M74 and to Edinburgh, which is situated approximately 70 miles to the east.

The property is situated approximately one mile to the north of Kilmarnock town centre and 2.4 miles from the M77 Ayr to Glasgow Motorway.

The premises are located on Southhook Road accessed from Western Road, in close proximity to Bonnyton Industrial Estate is one of the principal industrial estates within Kilmarnock located opposite.



DESCRIPTION

The property comprises a modern single storey semi-detached industrial/ office building of cavity brick / block construction with a timber pitched and tiled roof. A vehicle entrance door and pedestrian doorway are provided to the front elevation from a shared dedicated tarmac surfaced yard / car park.

Internally the accommodation provides high quality office accommodation comprising a reception office, 2 private offices, boardroom, open plan office with high quality fit out, storage / warehouse and WC accommodation.

ACCOMMODATION

Offices	103.37 Sq M	1,112 Sq Ft
Workshop/Storage	39.72 Sq M	428 Sq Ft
Total	143.09 Sq M	1,540 Sq Ft

RATEABLE VALUE

Offices	£14,300
Workshop/Storage	£3,000
Total	£17,300

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



VAT

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

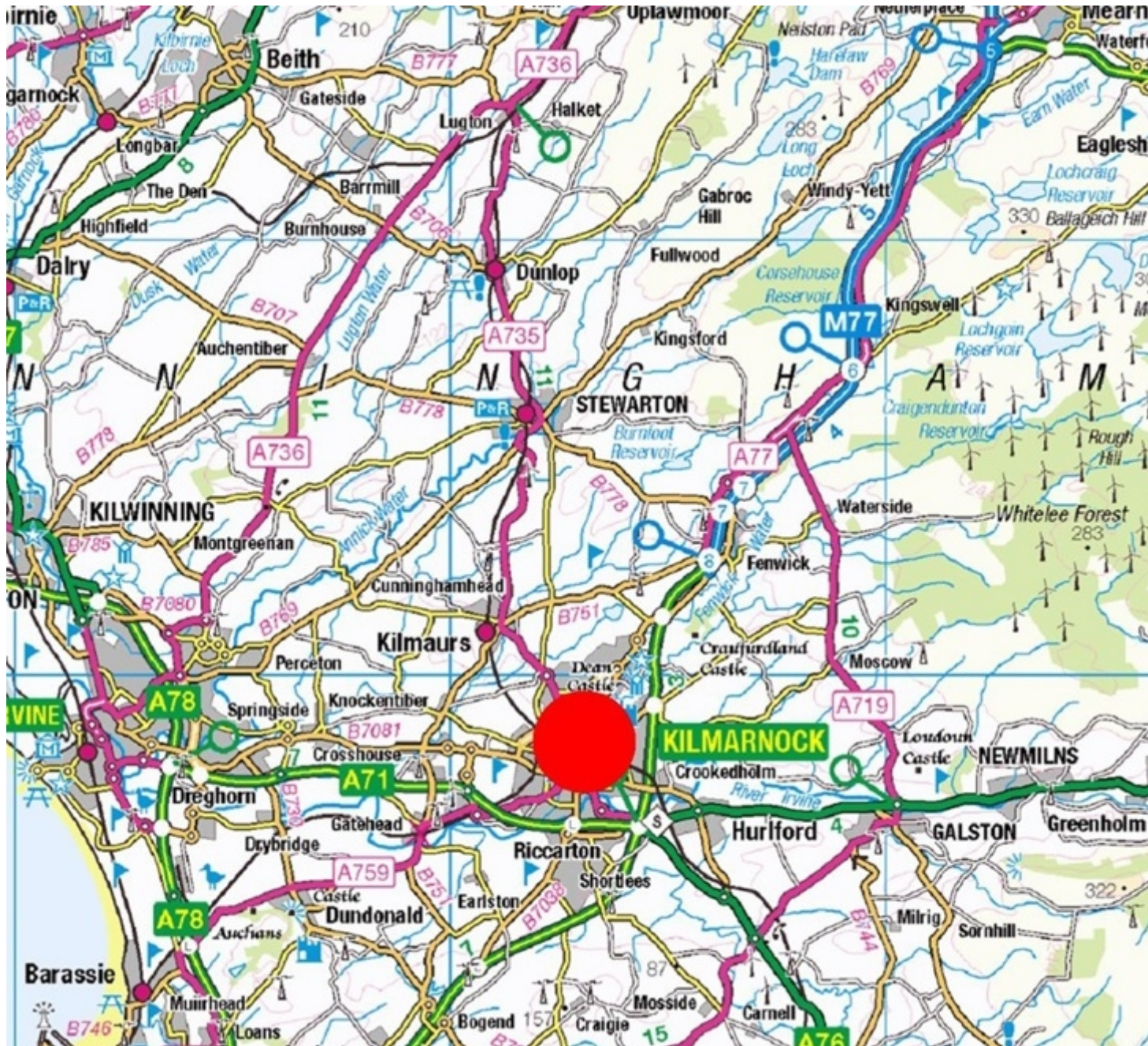
£15,000 Per Annum

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

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



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a 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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ANTI-MONEY LAUNDERING (AML) PROCESS

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