



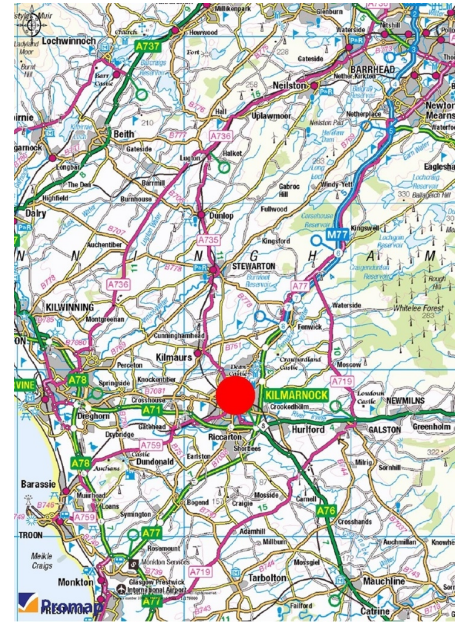
## Block 5 Unit 2, Moorfield Industrial Estate, Kilmarnock, KA2 0DP

- Industrial unit with dedicated parking
- Main road frontage
- Potential for 100% rates relief
- 213.98 sq m (2,303 sq ft)

The subjects comprise a mid-terraced industrial unit with brick walls which has been roughcast rendered externally. The premises have a pitched steel trussed roof clad in corrugated sheeting which has been over clad in profile metal sheeting, incorporating translucent panels.

Both vehicular and pedestrian access is available to the front elevation. Accommodation is open plan in nature with office and WC facilities available.

Dedicated vehicle parking is provided opposite the unit.



## LOCATION

Kilmarnock is situated within the East Ayrshire Council area and serves as the administrative centre of the Council. The town has a resident population of approximately 46,159 persons (Census 2022) and draws on a wider rural catchment population from villages such as Kilmaurs, Stewarton and Galston.

The subject property is situated within Moorfield Industrial Estate, which is situated on the western periphery of Kilmarnock, accessed from the north side of the A79. Moorfield Industrial Estate is located adjacent to the A71 trunk road, which in turn connects with the A77 and the A76 trunk roads, lying a short distance to the east. Dedicated vehicle parking is provided opposite the unit.

The surrounding properties within the estate are generally similar in character. Commercial occupiers include Atlas, RFM Vehicle Repairs & Servicing, McCallum Bagpipes & Highland Wear and Kilmarnock Tyres.

## SIZE

Floor	Sq Ft	Sq M
Block 5 Unit 2	2,303	213.98

## RENT

£16,000 per annum.

## TENURE

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

## RATES

The current rateable value is £4,000. 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 quoted rental is exclusive of VAT. VAT is payable upon the rent and any other charges.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

Certificate available on request.

## To arrange a viewing contact:



**Fraser Lang**

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## 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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