

**TO LET**

**Modern manufacturing / distribution premises  
with offices, car parking, yardage & expansion land**

**UNIT A3**

Southcraig Avenue,  
Rowallan Business Park,  
Kilmarnock, East Ayrshire,  
KA3 6BQ



**RV £198,000 (from 1<sup>st</sup> April 2026)**

**Size 2,555 sq m (27,500 sq ft)**

**Availability Late 2026**

**On the instructions of  
R&R Investments Limited**

## Location

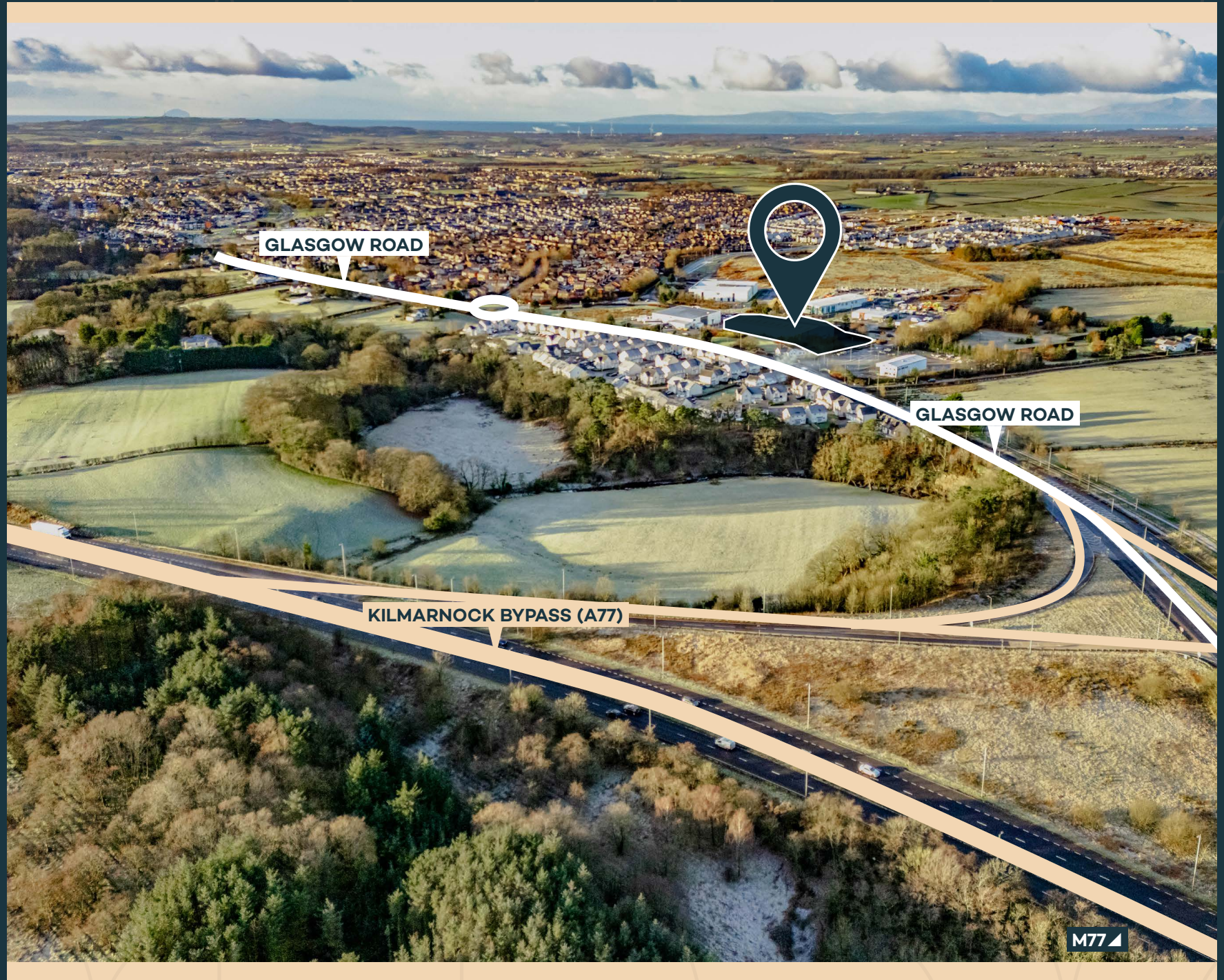
The occupiers of this property will enjoy a prominent position on the north east side of Kilmarnock town centre. Glasgow Road is immediately to the rear which connects to the A77 / M77 (Glasgow) dual carriageway.

Other occupiers on the estate include: SP Energy Networks, East Ayrshire Leisure, Central Kitchen and Westlin Group.



Approximate travel times are as follows:

<b>Glasgow</b>	22 miles	30 min
<b>Ayr</b>	18 miles	25 min
<b>Dumfries</b>	60 miles	1 hr 30 min
<b>Carlisle</b>	92 miles	1 hr 50 min



## Description

The existing call centre fit-out will be removed leaving a substantial manufacturing or distribution premises with quality office accommodation. The staff and visitor car parking is to the front of the building and HGV circulation and access is to the side. There is also further yard space to the side of the building.

The minimum eaves height in the main production area is 6.15m rising to an apex of 8.3m. The two roller door shutters will be reinstated.

The property is arranged internally to provide offices to the front with the production / storage area to the rear.

Plans of the building are available on request.



Existing fitout to be removed

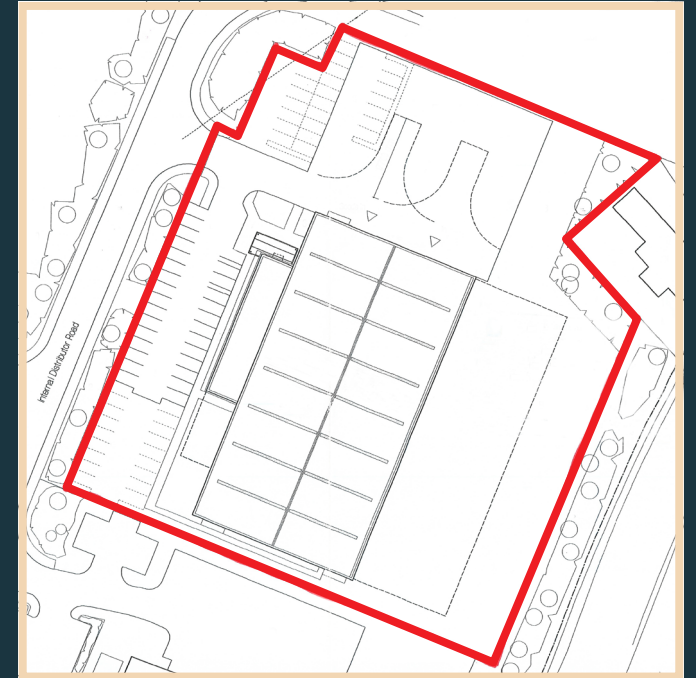


## Accommodation

We estimate the Gross Internal Area of the accommodation to be as follows:

**2,555 sq m (27,500 sq ft)**

The final measurement of this building will be confirmed once the existing call centre fit-out has been removed.



## Rateable Value

The Rateable Value from 1<sup>st</sup> April 2026 is as follows:

**RV: £198,000**

The new occupier of this building will be able to appeal the above assessment and it is likely that the figure will be reduced once the existing fit-out is removed.

## Terms

This property is available to lease on a Full Repairing and Insuring basis for a term to be agreed.

For confirmation of the rent required, please contact the agents noted below.

## Timing

This building will be available for occupation from late 2026.

## Energy Performance Certificate (EPC)

A new EPC will be provided once the existing fit-out removal works have been completed.



## Further Information & Viewings

All viewings of the property are to be on an accompanied basis and by contacting the agents noted below. For further information, please contact:

### NEIL MCALLISTER

7 Exchange Crescent, Conference Square, Edinburgh, EH3 8AN

07831 610 721

Neil.mcallister@ryden.co.uk

### BEN DOBSON

33 Bothwell Street, Glasgow, G2 6NL

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# Ryden

### Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

FEBRUARY 2026

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