

Glencairn Industrial Estate

Kilmarnock, KA1 4AZ

Warehouse | 1,085 - 16,904 ft²



Refurbished units



LED lighting



Three-phase power supply



Shared parking

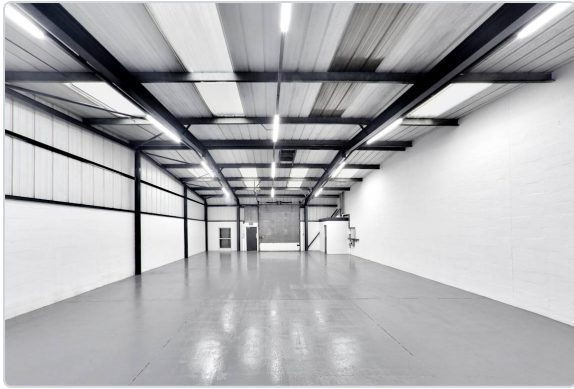


24 hour access

Available to Let



LastMileFirst | [mileway.com](https://www.mileway.com)



Description

Glencairn Industrial Estate comprises terraced industrial units of steel portal framed construction with brick and block walls beneath a mono-pitched roof clad in profile metal sheeting. Units at the estate benefit from a shared surfaced car park to the front elevation.

Access to the property is provided via a dedicated vehicle and pedestrian entrance. Internally, the units offer open plan industrial accommodation with kitchen and WC facilities.

Further information

EPC
Block 1 – Unit 2: C Block 14 – Unit 6: F The following units are currently being reassessed following refurbishment works: Block 5 – Unit 11 Block 11 – Units 3/4 Block 1 – Unit 3 Block 10 – Unit 2 Block 14 – Unit 6

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

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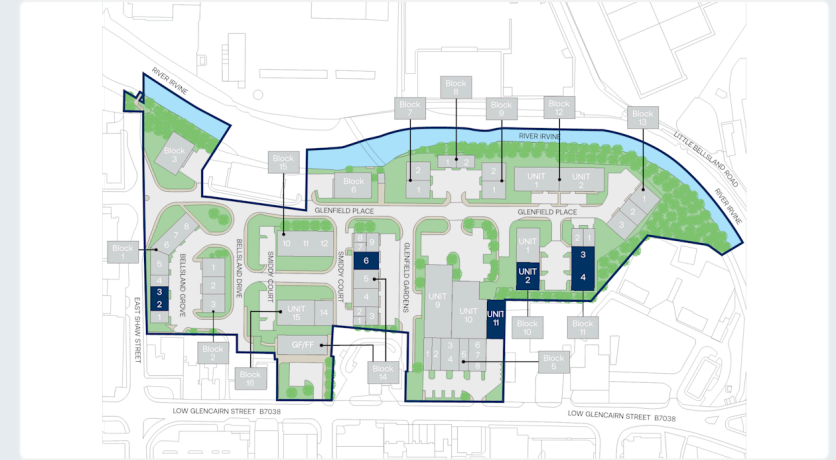
GRAHAM + SIBBALD

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Location

The estate is located in the heart of Kilmarnock, neighbouring Glencairn Retail Park in addition to Tesco and Lidl. Kilmarnock town centre is less than 1 mile north. Kilmarnock is situated approximately 7 miles east of Irvine, 13 miles north west of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77/M77 provide direct access to Glasgow and the Scottish motorway network.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Block 1 Unit 2	Warehouse	1,101	Under offer
Block 10 Unit 2	Warehouse	2,861	Immediately
Block 14 Unit 6	Warehouse	2,207	Immediately
Block 1 - Unit 3	Warehouse	1,085	Immediately
Block 5 - Unit 11	Warehouse	4,907	Under offer
Block 11 - Unit 3 & 4	Warehouse	4,743	Immediately
Total		16,904	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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