



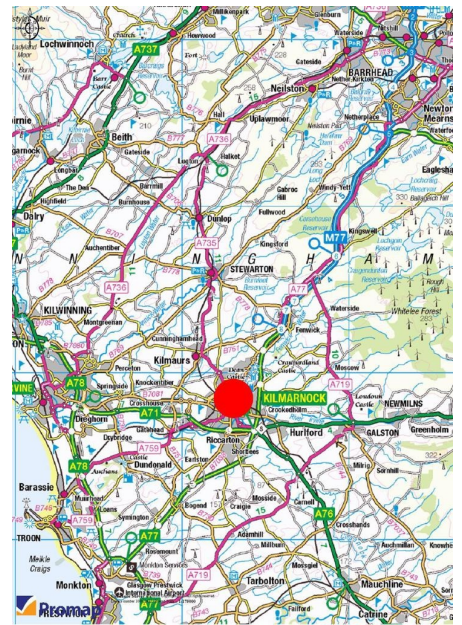
Block 8 Unit 4, Moorfield Industrial Estate, Kilmarnock, KA2 0BA

- Rarely available industrial unit
- Dedicated enclosed yard
- Popular commercial location
- Common car parking to front elevation
- 525.18 sq m (5,653 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 asbestos cement sheeting which has been over clad in profile metal sheeting, incorporating translucent panels. The single storey projection to the front elevation is of brick construction, beneath a flat roof. There is an interconnecting rear extension, with blockwork walls, rendered externally, beneath a slight mono-pitched roof. The yard to the rear is partially enclosed with palisade fencing.

Access is provided to the office and ancillary accommodation by aluminium glazed pedestrian doors which benefit from an external roller shutter. The workshop to the rear is accessed via vehicular roller shutter doors (mechanically operated), and timber pedestrian doors.

Internally the accommodation comprises workshop, office and ancillary accommodation. The reception and office accommodation has a solid floor with a laminate cover, lined and painted walls, beneath a suspended grid ceiling system. The workshops are open plan in nature with solid concrete floors.



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 2011) 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.

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

5,653 Sq Ft (525.16 Sq M)

Floor	Sq Ft	Sq M
Ground	5,653	525.16
Total	5,653	525.16

TENURE

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

RATES

The current rateable value is £13,100 – The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Industrial

VAT

The rental is quoted exclusive of VAT. VAT is (not) currently payable upon the rent and any other charges.

LEGAL COSTS

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

EPC

>EPC rating 'E'. Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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