



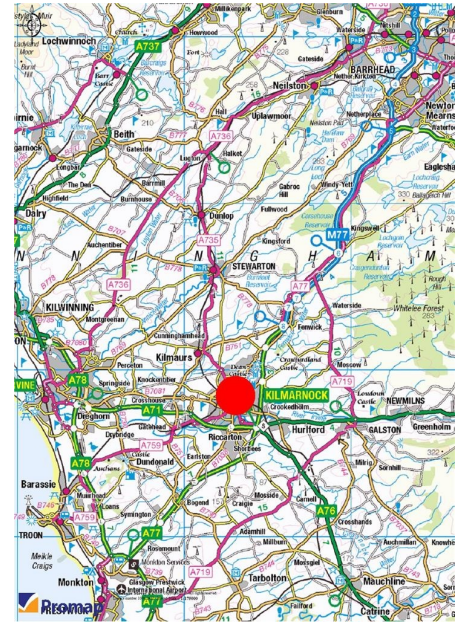
## 16 College Wynd, Kilmarnock, KA1 1HN

- Modern Office Accommodation
- Prominent Town Centre Location
- Dedicated Car Parking
- From 203.96 - 411.16 sqm (2,195 - 4,425 sq ft)

The subjects comprise ground floor and first floor office accommodation contained within a two-storey mid terraced building of cavity blockwork construction, roughcast rendered externally under a timber pitched and slated roof, interconnecting to a two-storey rear office section of cavity blockwork construction under a flat roof of preformed concrete bison construction overlaid in mineral style felt. There are two pedestrian entrance doorways which are accessed from College Wynd.

The subjects provide three dedicated car parking spaces to the rear; however, on-street car parking is available on John Finnie Street and within surrounding areas.

Internally the subjects provide open plan and cellular office accommodation with storage, kitchen and WC facilities and has the capability to be occupied as a single unit or on a floor by floor basis.



## LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main 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 and population of surrounding towns and villages.

Kilmarnock is situated approximately 7 miles east of Irvine and 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.

The subject property is prominently situated on the south side of College Wynd between Low Church Lane to the east and John Finnie Street to the west.

## SIZE

Floor	Sq Ft	Sq M
Ground	2,230	207.20
First	2,195	203.96
<b>Total</b>	<b>4,425</b>	<b>411.16</b>

## RENT

Ground : £20,000 p.a.  
 First : £16,000 p.a.  
 Whole Building : £30,000 p.a.

## TENURE

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

## RATES

The current Rateable Value is £32,800. This will be reassessed if the building is let on a floor by floor basis. 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

Office

## VAT

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

## LEGAL COSTS

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

## EPC

EPC rating 'D'. Certificate on request.

## To arrange a viewing contact:



**Fraser Lang**  
 Fraser.Lang@g-s.co.uk  
 01563 528 000



**Sorcha Johnstone**  
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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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