

**TO LET**  
OFFICE SUITES

**2 THE CROSS**, KILMARNOCK, KA1 1LR

236,65 sq m (2,547 sq ft)  
to 1,079,85 sq m (11,624 sq ft)





- Excellent town centre location
- Adjacent to Kilmarnock Bus Station; railway station close-by
- High specification offices
- Excellent natural daylight throughout
- DDA compliant
- On site amenities within Burns Mall shopping centre
- From 236.65 sq m (2,547 sq ft) to 1,079.85 sq m (11,624 sq ft)





# Location

Kilmarnock, with a population of 47,000, comprises Ayrshire's largest town and is within the East Ayrshire local authority area. The town benefits from a thriving town centre which is served by a main bus station and railway station. Road access to Kilmarnock is excellent, with the M77/A77 Glasgow to Ayr road formed to the east with three junctions providing direct access to the town.

The offices occupy a prominent position in the town centre of Kilmarnock, above the Burns Mall shopping centre and immediately adjacent to Kilmarnock bus station. Kilmarnock railway station is within 5 minutes' walk.

King Street and Portland Street comprise the main retailing streets in the town and these lead to The Cross, which is located within the heart of the town, with Burns Mall being the main shopping centre extending to 29 units and 180,000 sq ft of retail space.

**COSTA**

**GREGGS**

NEW  
LOOK

Warren James



Retailers within 2minute walk radius

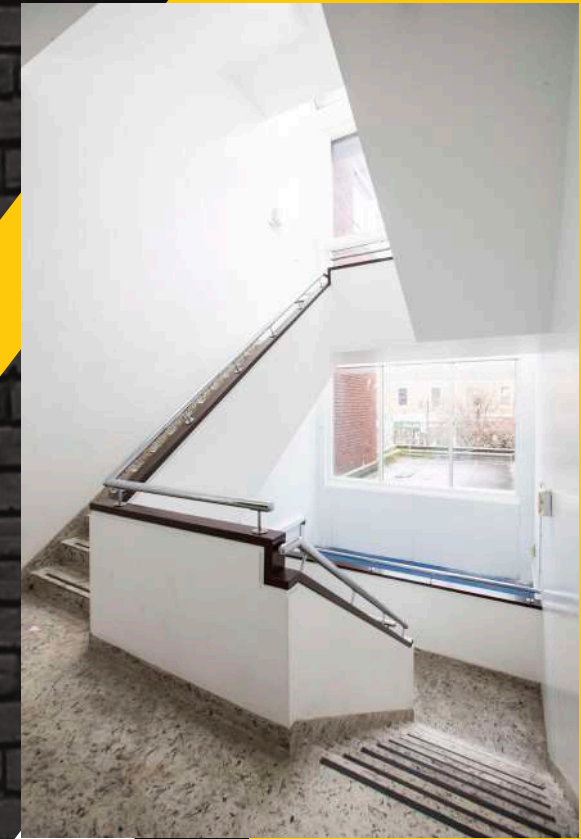




# Description

The offices are formed over two levels and are accessed at street level, with passenger lift and stairwell providing access to the upper floors. The space is designed to a modern standard and benefits from the following specification:

- Double glazing
- Air conditioning
- Raised access floor
- Fully accessible
- LG3 lighting
- Suspended acoustic tiled ceiling
- Break out/canteen areas
- Dedicated male, female and disabled toilets









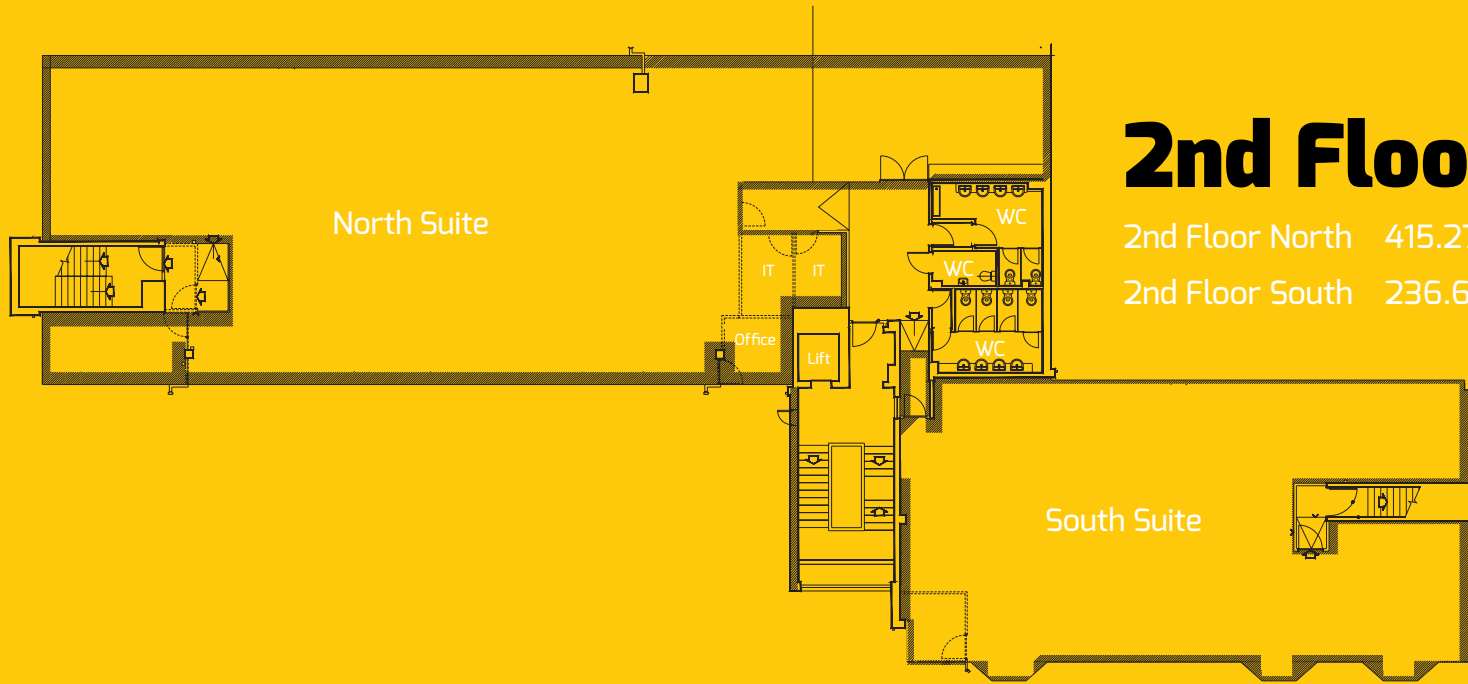


## Areas/Accommodation

2nd Floor North:	415.27 sq m	(4,471 sq ft)
2nd Floor South:	236.65 sq m	(2,547 sq ft)
3rd Floor:	427.91 sq m	(4,606 sq ft)
<b>TOTAL:</b>	<b>1,079.85 sq m</b>	<b>(11,624 sq ft)</b>



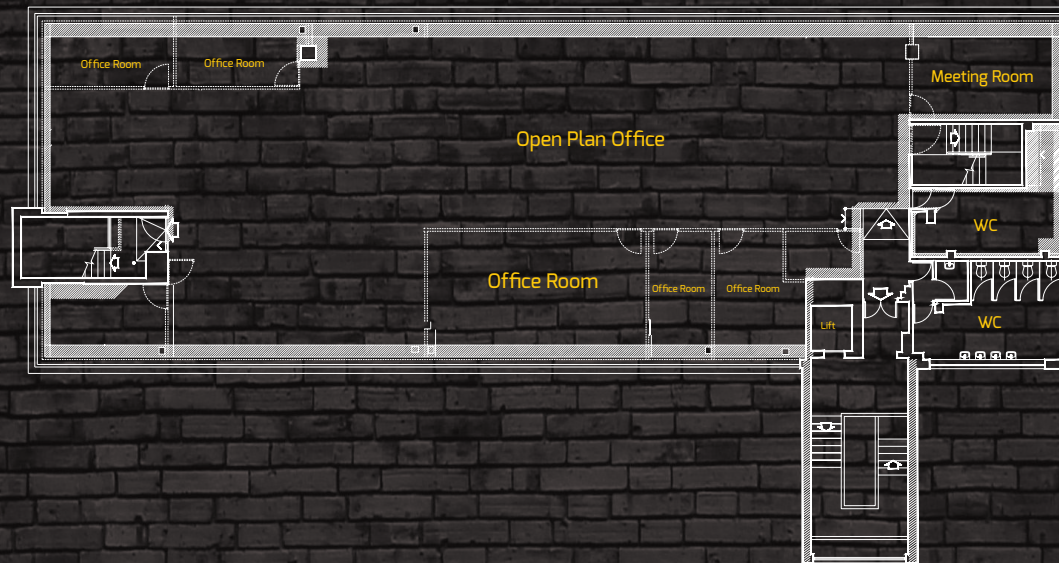




# 2nd Floor Plan

2nd Floor North 415.27 sq m (4,471 sq ft)

2nd Floor South 236.65 sq m (2,547 sq ft)



# 3rd Floor Plan

3rd Floor: 427.91 sq m (4,606 sq ft)





# TO LET OFFICE SUITES

## 2 THE CROSS, KILMARNOCK, KA1 1LR

2ND & 3RD FLOORS

### Rating

The property is currently assessed under a single entry for both the 2nd and 3rd floor, at a Rateable Value of £93,500.

The current rates payable is £3.81/sq ft.

Ingoing occupiers will have the right to appeal the Rateable Value.

### Rent

£5/sq ft

### Service Charge

There is a common service charge in respect of the building, which includes management, general repairs and maintenance of the building etc. Further details are available via the letting agent.

### VAT

VAT is payable on the rent.

### Energy Performance

The property has an EPC rating of E. A full copy of the certificate can be made available to interested parties upon request.

### Legal Costs

Each party will bear their own legal costs in the transaction.

### Date of Entry

Immediate entry is available.

Viewing and further information is available by contacting the Letting Agent:

Thomson Property Consultants  
180 West Regent Street  
Glasgow  
G2 4RW

**Tel:** 0141 611 9666

**Contact:** Eric Thomson

**Email:** [eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk)

