

**Mileway**

# Glencairn Industrial Estate Kilmarnock

Available to Let  
Warehouse  
1,101 - 2,712 sq ft ( 102 - 252 sq m )

B1  
U5

BLOCK 1 UNIT 5  
**To Let**  
Refurbished industrial unit  
1,611 sq ft  
GRAHAM  
SHELDON  
PARTNER

Recently refurbished



LED lighting



Three-phase power supply



Shared parking



24 hour access



# Glencairn Industrial Estate

Glencairn Industrial Estate Kilmarnock KA1 4AZ



## 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.

## 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.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

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

## Viewing / Further Information

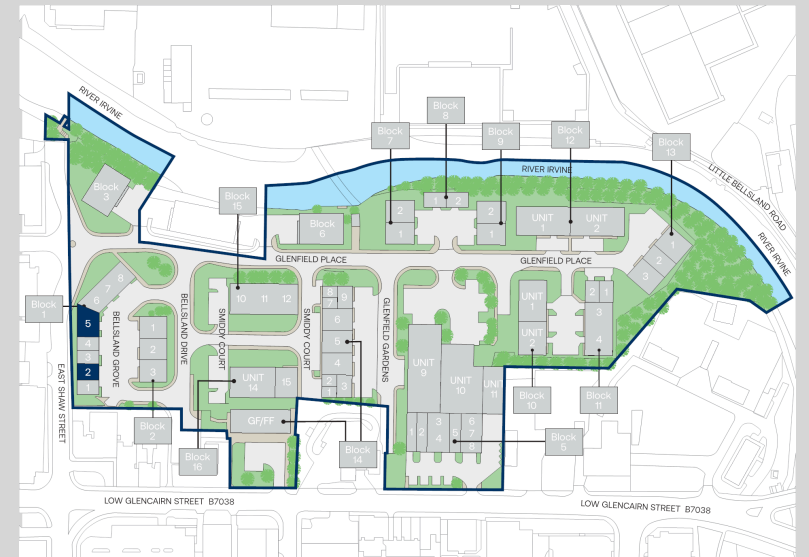
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Block 1 Unit 2	Warehouse	1,101	102	Immediately	£1,085 PCM
Block 1 - Unit 5	Warehouse	1,611	150	Immediately	£1,585 PCM
<b>Total</b>		<b>2,712</b>	<b>252</b>		