

TO LET: INDUSTRIAL YARD WITH RAIL ACCESS

ACADEMY STREET, KILMARNOCK, KA1 4DT



Industrial area to the south of Kilmarnock

Close to A71 and A77 dual carriageways

Surfaced, secure industrial yard with railhead access

Site of 1.23 Ha (3.04 Ac)

Potential to split into smaller yards from £15,000pa per acre

Rent for the full site - £35,000 per annum

DM HALL
CHARTERED SURVEYORS

LOCATION

Kilmarnock is one of the larger towns in Ayrshire with over 46,000 residents and an East Ayrshire catchment of 122,000 persons. The town lies on the A/M77 extending north to Glasgow (24 miles) and south to Ayr (18 miles).

Academy Street is located south of Kilmarnock Town Centre within an established industrial area with nearby access on to the A77, A71 and A76 road routes. The location offers the following drive times:

Location	Distance	Drive Time
Irvine (via A71)	8 miles	13 mins
Prestwick Airport (via A77)	8 miles	13 mins
Ayr (via A77)	13 miles	22 mins
Glasgow (via A77)	24 miles	34 mins
Eurocentral (via A77/M8)	37 miles	42 mins
Carlisle (via A77/M74)	117 miles	120 mins



AREAS

The yard extends to 1.23 Ha (3.04 Ac), or thereby.

RATING

The Rateable Value is £28,000 and would be reassessed if the yard were to be subdivided.

RENT

Rent of £35,000 per annum for the full site. The yard can be split into smaller areas from £15,000 pa per acre.

LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration dues incurred.



VIEWING & FURTHER INFORMATION:

Strictly by contacting the sole agent:-

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DESCRIPTION

The property consists of a large industrial yard of irregular shape and taking direct access off Academy Street leading to Low Glencairn Street, a main road route within Kilmarnock Town Centre.

The site is level, secure and surfaced with services understood to be on site. The site has the rare benefit of a rail head access extending to the national rail network.

The site has potential for sub-division into smaller lot sizes to suit occupier demand.