

# Ingram Enterprise Centre

30-38 John Finnie Street, Kilmarnock KA1 1DD

To let High quality serviced office accommodation ranging from 10.4 sqm to 34 sqm





The Ingram Enterprise Centre is a four storey, grade B listed building in the heart of Kilmarnock which has been transformed into high quality office suites in a comprehensive £4.8 million redevelopment. The building has been regenerated as an innovative centre to encourage enterprise through the provision of serviced office space for new and expanding businesses.

With lift access to all levels, the building has been completely refurbished throughout, to provide modern and high specification individual office accommodation. Services include secure superfast broadband, a staffed reception during normal office hours, extended access, video and telephone conferencing facilities, bookable meeting rooms and breakout spaces to provide maximum flexibility.

## FACILITIES

- secure superfast broadband
- extended access via secure entry
- system video and telephone conferencing
- communal kitchen/tea prep facilities on each floor with breakfast bar area
- fully accessible by lift to all floors
- toilet accommodation on each floor
- shower
- gas central heating
- fire alarm and sprinkler system



## SERVICES

- receptionist
- cleaning service for all common areas
- internal repairing lease
- Energy Performance Certificate copy available upon request
- all-inclusive rental costs covering heating, lighting and internet
- access to in-house business support from East Ayrshire Council and Business Gateway



## THE BUILDING

- striking restored red sandstone Victorian property with distinctive cupola in central location close to bus and railway stations
- completely refurbished throughout, both externally and internally with all new services
- natural daylight to all offices from refurbished sash and case windows with roller blackout blinds for comfort and privacy
- modern flexible glazed partitioning system giving flexibility in accommodation size
- multi-purpose break-out spaces, informal meeting areas and conference rooms with high spec modern furnishings
- meeting rooms equipped with audio visual equipment



## LOCATION

The Ingram Enterprise Centre at 30 –38 John Finnie Street, Kilmarnock, is a fully refurbished sandstone building occupying a prominent site in the conservation area of the town.

This prime property is within a very short walking distance of both Kilmarnock Train and Bus Stations, offering a regular train and bus service to Glasgow Central/Glasgow City Centre and mainline services to England.

With easy access from Kilmarnock to the main A77/M77 trunk road, the centre offers good access to Glasgow, approximately 30 minutes to the north east, and to both Glasgow Prestwick and Glasgow International Airports.

Kilmarnock has a population of 46,159, per the 2011 census.



## RATEABLE VALUE

To be assessed. Office space may qualify for relief under the small business rates relief scheme.

## VIEWING

For an appointment to view or any further information should contact:

**Dawn McGartland** 07932 356748 dawn.mcgartland@east-ayrshire.gov.uk

**Ainsley Murphy** 07788 389635 ainsley.murphy@east-ayrshire.gov.uk



## IMPORTANT NOTICE

1. Rents are quoted inclusive of building insurance and exclusive of rates
2. These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form any contract or part of a contract which may be entered into. In supplying these particulars the Council is not issuing Instruction and will not, therefore, bear liability for agents or other fees. No person in the employment of East Ayrshire Council has any authority to make any representations or warranties whatever in relation to this property.
3. Each party will be responsible for meeting its own legal costs and outlays in connection with any lease agreement.