



TO LET – INDUSTRIAL / WAREHOUSE PREMISES - UNDER REFURBISHMENT

2,990 SQ FT – ELIGIBLE FOR 100% RATES RELIEF

BLOCK 3, UNIT 4, MUNRO PLACE, BONNYTON IND. ESTATE, KILMARNOCK, KA1 2NP

- Provides open-plan warehouse accommodation with offices to front
- Convenient A77 / M77 access provided
- Generous communal yard space / parking
- Neighbouring occupiers include Alliance Automotive Group, Yodel, Brownings The Bakers, The Electrical Network

LOCATION

Bonnyton Industrial Estate is a popular and established industrial estate within Kilmarnock just 1 mile north-west of the town centre and 23 miles south-west of Glasgow.

A77/M77 access is provided 2.5 miles north. Kilmarnock Train Station is conveniently located approximately 1 mile east.

Occupiers on the estate include Alliance Automotive Group, Yodel, Browning's The Bakers and The Electrical Network.

DRIVE TIMES

Glasgow	30 mins
Ayr	25 mins
Irvine	15 mins
Prestwick Airport	15 mins

DESCRIPTION

- End-terraced industrial premises
- Generous communal yard / parking provided
- Steel portal frame construction with insulated panel roof
- Access via single vehicle access door, internally provides open-plan warehouse accommodation with offices.
- Staff WC's and tea prep provided
- Mains supplies to gas, 3 x Phase Power, Water
- Refurbishment works to include full internal redecoration, new LED lighting units

ACCOMMODATION

	sq m	sq ft.
GIA	277.78	2,990

The clear internal eaves height is 3m rising to 4.5m at the pitch.

BUSINESS RATES

The subjects are entered in the Valuation Roll with a Rateable Value of £10,900.

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rental of **£20,000 plus VAT per annum.**

VIEWING & FURTHER INFORMATION

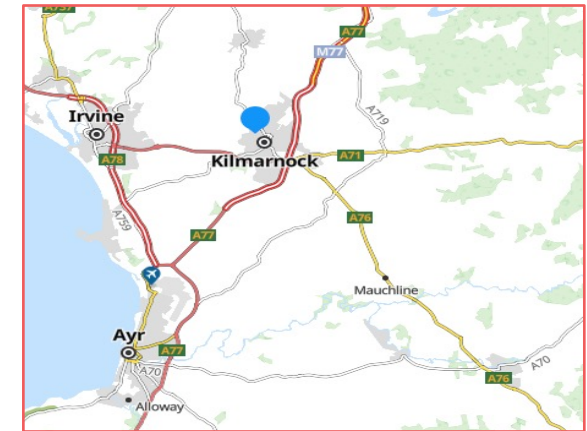
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