

Glencairn Industrial Estate

Kilmarnock, KA1 4AZ

Warehouse | 1,101 - 8,378 ft²



Refurbished units



LED lighting



Three-phase power supply

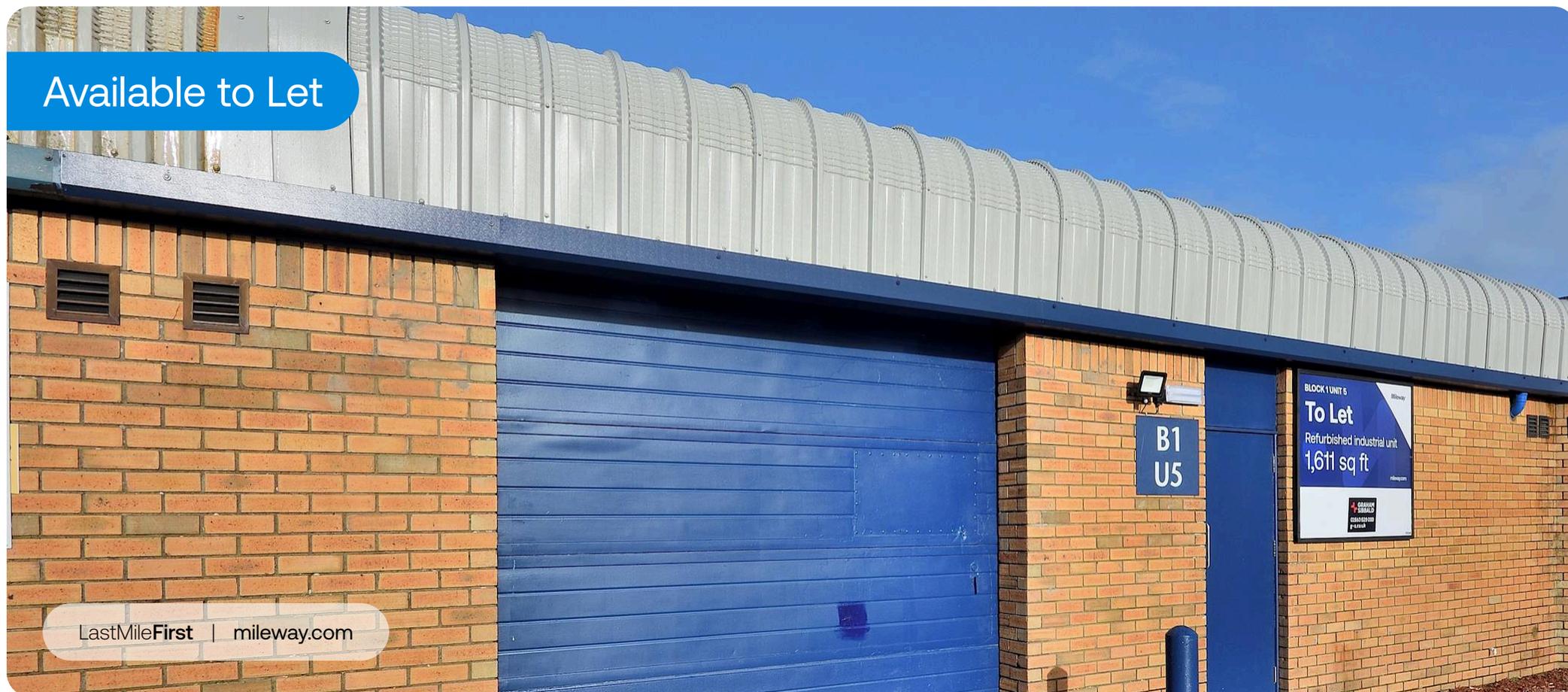


Shared parking



24 hour access

Available to Let



LastMileFirst | mileway.com



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.

Further information

EPC
Block 1 - Unit 2 : C Block 1 - Unit 2 : C Block 14 - Unit 4 : F Block 14 - Unit 6 : F

Terms
Available on new full repairing and insuring leases.

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

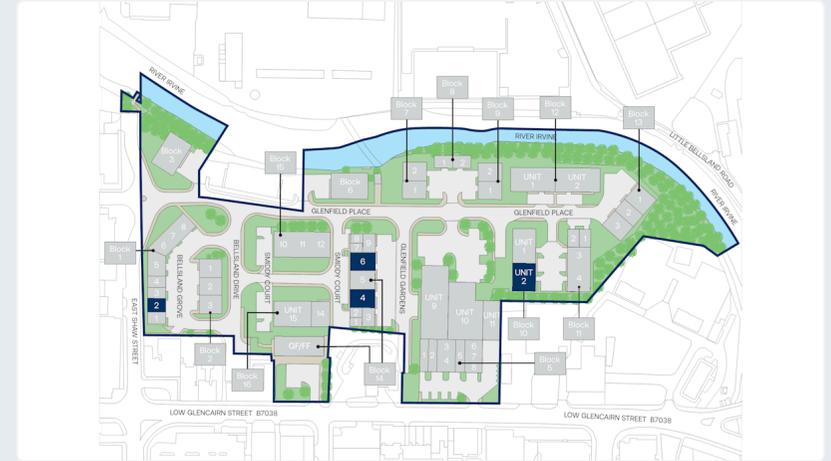
[Book a viewing](#)

Mileway

Andrew Millar
scotland@mileway.com
0141 846 0480

GRAHAM + SIBBALD

Deanna Hughes
deanna.hughes@g-s.co.uk
0141 332 1194



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Block 1 Unit 2	Warehouse	1,101	Immediately
Block 10 Unit 2	Warehouse	2,861	Immediately
Block 14 Unit 4	Warehouse	2,209	Immediately
Block 14 Unit 6	Warehouse	2,207	Immediately
Total		8,378	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway