

# 15 Munro Place

KILMARNOCK, EAST AYRSHIRE, KA1 2NP

To Let - Industrial / Distribution Facility with Yard + Offices - 30,186 sq ft



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## LOCATION

15 Munro Place is centrally located within Kilmarnock town centre, adjacent to Bonnyton Industrial Estate. The property is accessed off Western Road (B7064) which in turn provides connections to both the Kilmarnock Bypass (A77) and Hurlford Road (A71).

Existing occupiers nearby include The Electrical Network, Brodie Engineering and The Kilmarnock Pie Factory.

Glasgow City Centre lies approximately 23 miles North of the property, whilst Prestwick Airport lies 14 miles south.

## DESCRIPTION

The property comprises a detached distribution facility with dedicated secure yard, separate parking, and two storey office accommodation to the front.

Internally, the main warehouse is a clear open space accessed via two electrically operated roller shutter doors, with the added bonus of 3x dock level access doors. The warehouse benefits from LED motion sensor lighting throughout and gas fired ambirad heaters. Eaves within the warehouse range from 3.51m rising to 7.40m.

There are office facilities to the front and rear of the building. The office comprise of several cellular spaces, with carpeted floors, painted plasterboard walls and suspended ceilings. Heating is via gas fired radiators and lighting is provided via fluorescent fitments. There are also toilet and tea prep facilities in all office areas.

Externally, there is the aforementioned private secure tarmac yard with external. To the front of the premises, parking is provided.

## ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>
<b>Warehouse</b>	<b>23,302</b>	<b>2,164.82</b>
<b>Warehouse Office</b>	<b>1,686</b>	<b>156.54</b>
<b>Ground Floor Office</b>	<b>2,777</b>	<b>257.99</b>
<b>First Floor Office</b>	<b>2,421</b>	<b>224.91</b>
<b><u>Total</u></b>	<b><u>30,186</u></b>	<b><u>2,804.26</u></b>

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## LEASE TERMS

The premises are available via sub-lease or assignment. The current lease expires on the 31<sup>st</sup> January 2034. Please enquire direct to the agents for further information on costs.

## LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## RATEABLE VALUE

The property has a Rateable Value of £92,750 (April 2023) as listed on the Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)).

## CONTACT

For further information please contact the letting agents on:

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