



Unit 10, 65A Cessnock Road, Hurlford, Kilmarnock, KA1 5DD

- Rarely available industrial accommodation with dedicated yard space
- Maximum eaves height of 7.15m
- Immediate access to A77, A71 & A76
- Fully secured site
- 470.82 sq m (5,068 sq ft)

The subjects comprise a modern detached industrial unit which will be available with secure, dedicated yard space.

The property is of steel portal frame construction benefitting from three full height vehicle access doors to the front elevation. Internally, flooring is of solid concrete construction, whilst the property benefits from modern LED lighting, three-phase electricity, gas heating system and security alarm system.

The property benefits from a maximum eaves height of 7.15m, with each vehicle door being 4.2m in height.



LOCATION

Hurlford is located approximately two miles east of Kilmarnock, the principle setting within East Ayrshire, three miles west of Galston, and four miles west of Newmilns which are all connected by the A71 trunk road.

Access to the A77/M77 is at the Bellfield Interchange, approximately two miles to the west of the subjects.

The subjects are located in a predominantly residential area and are situated at the junction between Cessnock Road and Lifnock Avenue.

SIZE

Floor	Sq Ft	Sq M
Unit 10	5,068	470.82

RENT

On application.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The rateable value is currently a single entry covering the full site. The unit will require to be reassessed.

USE CLASS

Industrial

VAT

The quoted rental is exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'G'. Certificate available upon request.

To arrange a viewing contact:



Fraser Lang
Fraser.Lang@g-s.co.uk
07803 896 978

IMPORTANT NOTICE

- 1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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