

# **AVAILABLE TO LET**

# U1-3, 21 Bentinck Street Kilmarnock

21 Bentinck Street, Kilmarnock KA1 4AW



Industrial for rent, 1,244 - 1,739 sq ft, £10,000 - £15,750 per annum (quoting)

For more information visit https://realla.co/m/35255-u1-3-21-bentinck-street-kilmarnock-21-bentinck-street

Sorcha Johnstone sorcha.johnstone@g-s.co.uk

Fraser Lang fraser.lang@g-s.co.uk

# U1-3, 21 Bentinck Street Kilmarnock

21 Bentinck Street, Kilmarnock KA1 4AW







# Industrial units with car parking to let in prominent location with main road frontage

The subject property comprises 3 industrial units within a single storey workshop of brickwork construction rendered externally with a pitched roofs clad in corrugated sheeting. A surfaced vehicle parking area to the front elevation of the units are accessed from Bentinck Street.

Internally the accommodation comprises open plan industrial units with office and WC facilities.

# **Highlights**

- Prominent location with main road frontage
- · Industrial units with car parking
- Potential for 100% Rates Relief
- Units from 115.55 sq m (1,244 sq ft)

### **Property details**

Rent	£10,000 to £15,750 per annum (Quoting)				
Building type	e Industrial				
Planning class	Class 4				
Sizes	1,244 to 1,739 Sq ft				
VAT charges	The rent quoted is exclusive of VAT. VAT will not be payable upon the rent.				
EPC category	G				
EPC certificate	Available on request				

Unit	Floor	Size sq ft	Rent psf	Total pa	Status
Unit 1	Ground	1,655 GIA	£9.52	£15,750.00	Available
Unit 2	Ground	1,244 GIA	£8.04	£10,000.00	Let
Unit 3	Ground	1,739 GIA	£6.90	£12,000.00	Let
Total		4,638		£37,750.00	

<sup>\*</sup> All sizes GIA

#### More information

#### Visit microsite

https://realla.co/m/35255-u1-3-21-bentinck-street-kilmarnock-21-bentinck-street

#### Contact us

Graham + Sibbald

www.g-s.co.uk

in linkedin.com/company/graham-&-sibbald/

Sorcha Johnstone

Graham + Sibbald

**\**01563 528 000

sorcha.johnstone@g-s.co.uk

Fraser Lang

Graham + Sibbald

**\**01563 528 000

✓ fraser.lang@g-s.co.uk

Quote reference: KIL-2018\09\0037

Strictly by appointment through Graham +

Sibbald

10/10/2018&nsbp; Please read carefully 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. 2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.