

OFFICE

- > ACCESSIBLE TO TOWN CENTRE AND A77
- > HIGH QUALITY OFFICE ACCOMMODATION
- > DDA COMPLIANT
- > FLEXIBLE LEASE TERMS

TO LET

BELFORD MILL, 16 BREWERY ROAD, KILMARNOCK, KA1 3DZ

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01292 267987 www.shepherd.co.uk



LOCATION

Kilmarnock is situated within the East Ayrshire Council area with a population of approx. 46,500.

The subjects are located on Brewery Road, in a secondary town centre location, which enjoys access to the A77/M77 and is accessible to the town centre.

THE PROPERTY

The subjects comprise a three storey office development within the Belford Mill complex. The Victorian Mill has been comprehensively upgraded to form office accommodation.

The office accommodation is to a high standard throughout and benefits from communal kitchen and toilet accommodation, security entry system, alarm system, air conditioning and elevator access.

RATING ASSESSMENT

Each office is rated separately and benefits from 100% relief under the Small Business Bonus Scheme to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The office suites are available on a fully serviced basis with the rent including:

- > Repairs and Maintenance of common areas
- > Building Insurance
- > Utilities
- > Communal Cleaning

RENT

The quoting rents are available upon application.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

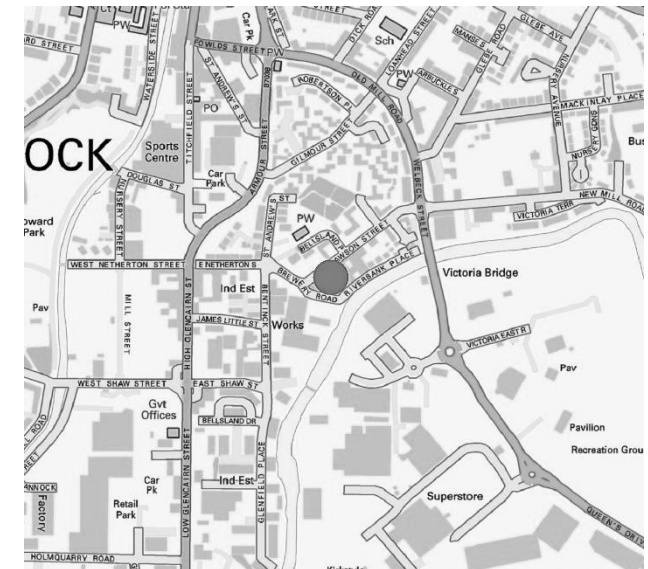
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



BELFORD MILL, KILMARNOCK

ACCOMMODATION	SqM	SqFt
2 nd Floor Room	50.31	542
2 nd Floor Room	53.42	575
2 nd Floor Room	14.33	154
2 nd Floor Room	64.3	692
2 nd Floor Room	53.3	574

The above areas have been calculated on a net internal area basis.



For further information or viewing arrangements please contact the sole agents:

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