

DM HALL



To Let

**Modern Warehouse
with Yard**

**Unit 4 Moorfield
Park, Neephill
View, Kilmarnock,
KA2 0FJ**



**2,706 sq m
(29,117 sq ft)**

Property Details

- Located on the western outskirts of Kilmarnock.
- Established industrial location close to main road networks.
- Detached warehouse with 5.7m eaves and ground level vehicle doors.
- 0.8 acre secure concrete yard and car parking.
- Gross internal floor area of 2,706 sq m (29,117 sq ft).
- Mezzanine floor also available with a further 436 sq m (4,698 sq ft), by negotiation.

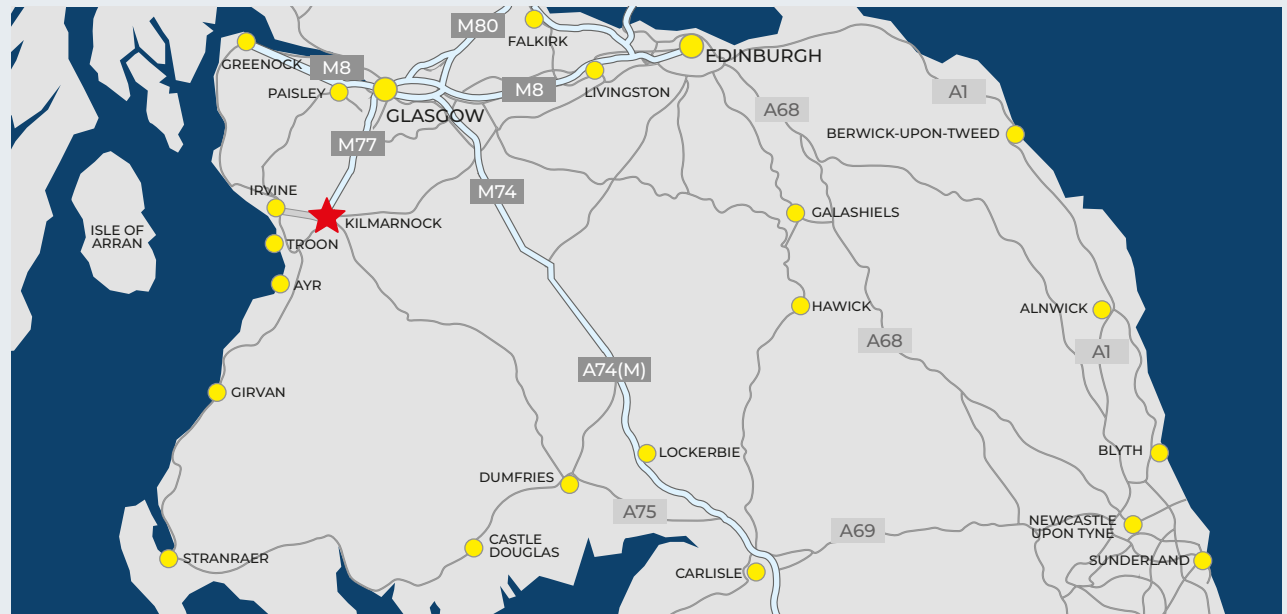
LOCATION

Moorfield Park is located on the western edge of Kilmarnock in the East Ayrshire region, on the northern side of the A71 and a short drive west of the A/M77 trunk road.

The location offers the following distances and drive times:

Kilmarnock	3 miles	(7 mins)
Irvine	6 miles	(10 mins)
Prestwick Airport	13 miles	(20 mins)
Glasgow	26 miles	(35 mins)
Eurocentral	38 miles	(47 minutes)
Edinburgh	74 miles	(1hr 50 mins)
Carlisle	119 miles	(2hrs 5 mins)
Manchester	238 miles	(4 hrs)

Occupiers within Moorfield Park include Scotia, Dingbro, Braehead Foods, GAP Tool Hire, Huws and Gray (PDM) and MKM, amongst others.



Property Details

DESCRIPTION

Unit 4, Moorfield Park, is a modern detached warehouse with 55 on site car parking spaces and a private, secure concrete surfaced yard.

The warehouse has four ground level, 5m width vehicle entry doors with an internal eaves height of 5.7m (18'8") and an apex of 7.15m (23'6"). The unit has a polished concrete floor, LED lighting and ancillary accommodation including a tea prep area and toilets.

A full length mezzanine floor and CCTV system is available by separate negotiation.

FLOOR AREAS

The property extends to a gross internal floor area of 2,706sqm (29,117 sqft).

The mezzanine floor extends to a further 436 sqm (4,698 sqft), or thereby.

The site extends to an overall area of 0.90 hectares (2.20 acres), with the yard extending to 0.32 hectares (0.80 acres), or thereby.

RATING

The rateable value is £118,000.

TERMS

The property is available by way of an assignation of an existing lease that expires in September 2036 with the next rent review in September 2026. The current rent is £116,500 per annum, exclusive of VAT.

EPC

EPC details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the assignee liable for LBTT, Landlords costs and registration fees.



Property Details

VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, The agents are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry



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