



**23** WEST SHAW  
STREET

KILMARNOCK, KA14BS

**TO LET**

**PROMINENT TRADE  
COUNTER UNIT**

**DM HALL**

15 Miller Road, Ayr, KA7 2AX

01292 268055

**CUSHMAN & WAKEFIELD**

199 St Vincent Street, Glasgow, G2 5QD

0141 248 4433

**DM HALL**  
CHARTERED SURVEYORS

 **CUSHMAN &  
WAKEFIELD**

- Prominent roadside position near Kilmarnock Town Centre
- Next to Tesco and established Industrial & Retail Parks
- Detached industrial/trade counter unit with yard
- Gross Internal Area 672 sq.m (7,233 sq.ft)
- EPC Rating E

## LOCATION

West Shaw Street lies to the south of Kilmarnock Town Centre just off High Glencairn Street, an arterial route within the town. Glencairn Retail Park and Glencairn Industrial Estate are located nearby whilst the property lies at the entrance to a Tesco Superstore.

## DESCRIPTION

23 West Shaw Street is a detached industrial warehouse suitable for trade counter use and having a private, secure service yard/car park to the rear.

The building is two storeys to the front with offices on the first floor, with the ground floor extending in to a clear span, rectangular shaped warehouse with a minimum eaves height of 3.9m. A vehicle entry door provides service access off of the yard.

## FLOOR AREA

The property extends to a gross internal floor area of 672 sqm (7,233 sqft), or thereby.



## RATING

The Rateable Value is £25,600.

## RENT

The property is available on full repairing and insuring terms for a negotiable period. The rent will be £30,855 pa, exc VAT.

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration costs.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents:-

Anthony Zdanowicz

**DM Hall LLP**

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OR

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