

# DM HALL

## To Let

**MODERN  
WAREHOUSE  
WITH YARD**

**UNIT 4  
MOORFIELD PARK,  
NEEPHILL VIEW,  
KILMARNOCK,  
KA2 0FJ**



**2,555 sq m  
(27,501 sq ft)**

# Property Details

- Located on the western outskirts of Kilmarnock.
- Established industrial location close to main road networks.
- Detached warehouse with 5m eaves and ground level vehicle doors.
- Full length mezzanine, racking and containers also available.
- Gross internal floor area 2,555 sqm (27,502 sqft) if mezzanine included.

## 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 vehicle entry doors with an internal eaves height of 5m (16'5") and ancillary accommodation to the front elevation.

A full length (87m) mezzanine floor has been installed and the building is fully racked, both available via separate negotiation. Containers on site are also available to purchase.

## FLOOR AREAS

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Ground	2,075	22,335
Mezzanine	480	5,167
<b>Total</b>	<b>2,555</b>	<b>27,501</b>

## RATING

The rateable value is £118,000.

## TERMS

The property is available by way of an assignation of an existing lease. Terms are available on request.

## 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.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.



# Property Details

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall 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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