

# Property Particulars

## FOR LEASE



**FORMER SCHOOL ANNEX  
(OFFICE SPACE)  
39 BARRHILL ROAD  
CUMNOCK**

- FLOOR SPACE:  
295 sq m (GIA), or  
thereby

- RENTAL: £7,250

Estates Management  
East Ayrshire Council  
Council HQ  
London Road  
Kilmarnock  
KA3 7BU

TEL: 01563 576154

EMAIL:  
[estates.management@east-ayrshire.gov.uk](mailto:estates.management@east-ayrshire.gov.uk)

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. In supplying these particulars the Council is not issuing Instruction and will not, therefore, bear liability for agents or other fees. No person in the Employment of East Ayrshire Council has any authority to make any representations or warranties whatever in relation to this property.

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## LOCATION

The property is located within a generally residential area of Cumnock, but with easy reach of the town centre and all other commercial properties. The property is also located within easy walking distance of Cumnock bus station. There are also various local amenities located close by.

Cumnock is the major town in the East Ayrshire Unitary Authority area and offers excellent retail and recreational options.

With access to Kilmarnock via the A76 and also Ayr via the A70 the properties location offers easy access to Glasgow and beyond and to both Glasgow Prestwick and Glasgow International Airports.

The town of Cumnock has a population of approximately 9,040 (2011 Census).

## DESCRIPTION

The subjects comprise a single storey building and formed one of the annexes of a former school. Accommodation within the premises comprises various meeting rooms/office space, storage areas and toilets (see attached floor plan).

## RENTAL

£7,250 per annum

## AREA

The subjects extend to a gross internal area of 295 sq m (3,175 sq ft), or thereby.

## RATEABLE VALUE

£13,500 per annum.

## VIEWING/FURTHER INFORMATION

Interested parties who wish an appointment to view or require any further information should telephone 01563 576154.

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