TO LET
OFFICE

GRAHAM SIBBALD

Sovereign House, Academy Road,
Irvine, KA12 8RL

- Fully refurbished independent office suites
- Prime town centre location with car parking facilities
- Full disabled access
- Potential for 100% Small Business Rates Relief

LOCATION

Irvine one of Scotland's new towns has a resident population of approximately 33,698 persons (Census 2011). The town is situated approximately 8 miles west of Kilmarnock via the A71, 10 miles north of Ayr, 20 miles south east of Largs and 26 miles south west of Glasgow via the A736. Irvine is situated approximately 6 miles west of the A77/M77 Ayr to Glasgow motorway. Irvine is connected to both Glasgow Central and Ayr railway stations by direct rail link with a regular half hourly service.

The subject property is prominently situated to the west side of Academy Road overlooking the Maress Road dual carriageway.

DESCRIPTION

The subjects comprise the former Irvine Royal Academy, a detached two storey building of traditional stone construction which has been converted to office premises.

The property benefits from full disabled access via a passenger lift serving the first floor. Internally the subjects provide a number of office suites with communal facilities.

The subjects have been refurbished to a high standard.

ACCOMMODATION

Suite 2	1,336 Sq Ft	124.11 Sq M
Suite 4	1,404 Sq Ft	130.43 Sq M
Suite 5	480 Sq Ft	44.59 Sq M
Suite 5A	282 Sq Ft	26.2 Sq M
Suite 8	540 Sq Ft	50.17 Sq M
Suite 9	1,374 Sq Ft	127.64 Sq M
Suite 10	667 Sq Ft	61.96 Sq M
Total	6,083 Sq Ft	565.1 Sq M

USE CLASS

Office

GRAHAM + SIBBALD

VAT
The rental quoted is exclusive of VAT.

VAT is not currently payable upon the rent.

ENERGY PERFORMANCE CERTIFICATE
Certificates available on request.

QUOTING RENT
Rent on Application

TENURE
Leasehold.

The subjects are available to let for a period of flexible or longer term duration on Full Repairing and Insuring terms with Service Charges capped on an annual basis.

LEGAL COSTS
Each party will be responsible for meeting their own legal costs incurred in the granting of the new lease.

RATES
Individual rateable values available on request.

EPC
Certificates available on request.

To arrange a viewing please contact:

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IMPORTANT NOTICE
1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.