TO LET
Office/Industrial

GRAHAM SIBBALD

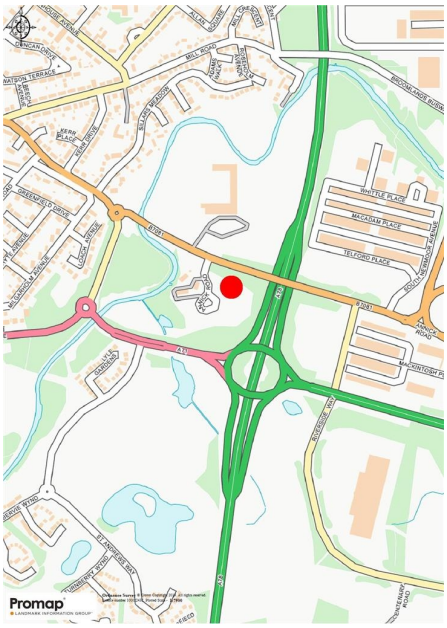
Block 7, Annickbank Innovation Campus, Annick Road, Irvine, KA11 4LF

- **CLOSING DATE: MONDAY 29TH JUNE 2026 AT 12 NOON**
- New build business park accommodation
- Dedicated car parking
- Energy Rating 'A'
- Full DDA compliance
- Potential for alternative uses (subject to obtaining necessary consents)
- 1,285.89 sq m (13,841 sq ft)

Ground and first floor accommodation contained within a detached two storey pavilion of brick and block construction beneath pitched roofs clad in profile metal cladding. There is a large landscaped dedicated surfaced car park comprising of approximately 45 spaces adjoining the building.

Annickbank Innovation Campus provides master planned modern flexible efficient accommodation. The building has been constructed to allow flexibility for the user and can cater to variety of office or industrial uses.

A service charge will be payable.



LOCATION

Irvine, one of Scotland's New Towns, is located in the North Ayrshire Council area and has a resident population of approximately 33,740 persons. Irvine is located approximately six miles west of Kilmarnock via the A71, 14 miles north of Ayr, 20 miles south-east of Largs, and 28 miles south-west of Glasgow via the A736. Irvine is approximately eight miles north of Prestwick International Airport and 24 miles south-west of Glasgow International Airport.

The premises are situated to the east of the Annick Water. Annickbank Innovation Campus is situated on Annick Road, north west of the A78/A71 Warrix Interchange and comprises part of i3 Irvine Innovation and Industry.

SIZE

Floor	Sq Ft	Sq M
Ground	6,898	640.81
First	6,943	645.08
Total	**13,841**	**1,285.89**

RENT

Offers over £90,000 per annum are invited.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £124,000. The current Uniform Business Rate for the financial year 2026/27 is 54.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office/Industrial.

VAT

The quoted rental is exclusive of VAT. VAT is not payable upon the rent and any other charges.

LEGAL COSTS

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

EPC

Certificate available on request.

Instructions on behalf of North Ayrshire Council

To arrange a viewing contact:

Fraser Lang
Fraser.Lang@g-s.co.uk
07803 896 978

Deanna Hughes
deanna.hughes@g-s.co.uk
07771 066 816

IMPORTANT NOTICE

1. These particulars are intended as 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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2025

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