

TO LET

FIRST FLOOR OFFICE PREMISES

FIRST FLOOR OFFICE SUITE

8 OFFICES, LADIES AND GENTS TOILETS

POPULAR INDUSTRIAL ESTATE LOCATION

ADJACENT PARKING FACILITIES

182.8 SQ. M. (1,968 SQ. FT.)

OFFERS OVER £9,500 P.A.

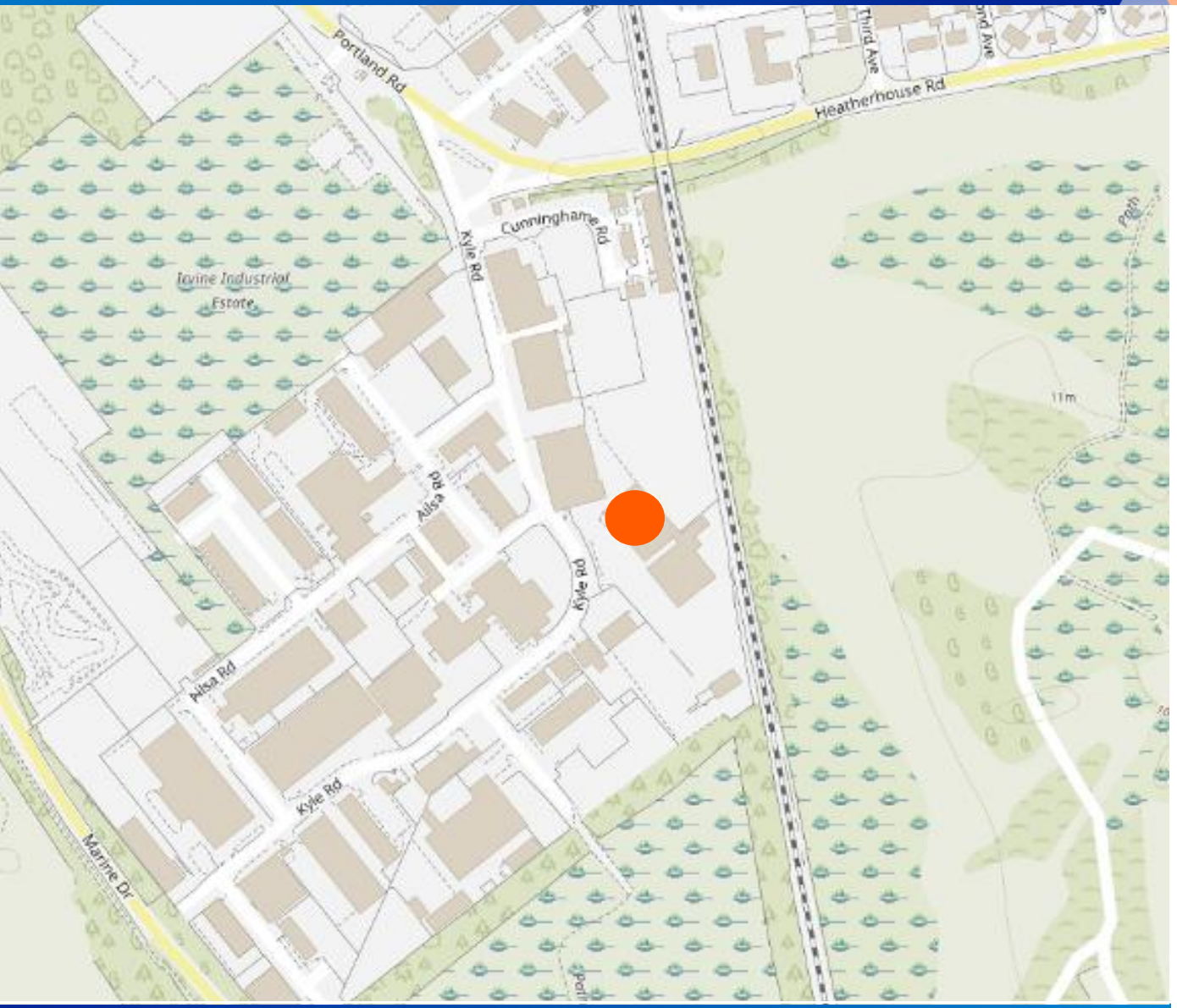
WHAT 3 WORDS

7 KYLE ROAD, IRVINE, KA12 8JF

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Location and Description



FIND ON GOOGLE MAPS

Location

The property overlooks Kyle Road one of the principal access roads into Irvine Industrial Estate on the southern outskirts of the town.

Irvine is the principal town within the North Ayrshire Council area having a resident population of around 33,200.

The Property

First floor office comprising 3 large open plan rooms, 5 smaller offices with access to ladies and gents toilets. The offices are finished to a modern standard internally and were originally the administration centre for the factory at the rear of which they once formed part.

The internal accommodation comprises the following:

> 3 large open plan rooms

> 5 smaller offices

> Ladies/Gents toilet facilities

Accommodation

	m²	ft²
TOTAL	182.8	1,968

The above areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Rent

Rental offers over **£9,500 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £10,400

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Updated November 2024**

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