

## AVAILABLE TO LET Unit 4, 5E Portland Road Irvine KA12 8JE

Unit 4, 5E Portland Road, Irvine KA12 8JE



Serviced office for rent, 549 sq ft, £4,500 per annum

For more information visit https://realla.co/m/35049-unit-4-5e-portland-road-irvine-ka12-8je-unit-4-5e-portland-road

Fraser Lang fraser.lang@g-s.co.uk

### Unit 4, 5E Portland Road Irvine KA12 8JE

Unit 4, 5E Portland Road, Irvine KA12 8JE

# 

The subjects comprise a ground floor office suite contained within a single storey office building of cavity brickwork construction roughcast externally under a flat roof. Windows are of double glazed type.

Internally the office suite is open plan in nature with a kitchenette off and benefits from shared male/disabled and female wc facilities. A disabled access ramp is provided to the front entrance of the building to the common entrance vestibule. The subjects benefit from a common use of surfaced car parking area to the side elevation.

#### **Highlights**

- Serviced office suite
- Dedicated car parking
- Potential for 100% Rates Relief
- 51.01 sq m (549 sq ft)

#### **Property details**

Rent	£4,500 per annum		
Rateable value	£2,750		
UBR 2019/2020	0.49		
Building type	Serviced office		
Planning class	Class 4		
Size	549 Sq ft		
VAT charges	VAT is payable upon the rent and any other charges.		
EPC category	F		
EPC certificate	Available on request		

Floor	Size sq ft	Rent psf	Total pa	Status
Ground	549 NIA	£8.20	£4,500.00	Available

\* All sizes NIA



#### More information

Visit microsite

https://realla.co/m/35049-unit-4-5e-portland-road-irvine-ka12-8jeunit-4-5e-portland-road

#### **Contact us**

Graham + Sibbald www.g-s.co.uk

- in linkedin.com/company/graham-&-sibbald/
- 9 @graham\_sibbald1

#### Fraser Lang

Quote reference: KIL-2010\06\0053

Viewings strictly by appointment through Graham + Sibbald.

04/06/2019&nsbp; Please read carefully 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.