

Sovereign House Academy Road



Office



IRVINE KA12 8RL

**TO
LET**

- Fully refurbished independent office suites
- Prime town centre location with car parking facilities
- Potential for 100% Small Business Rates Relief, subject to conditions
- 50.16 sq m (540 sq ft) to 301.64 sq m (3,247 sq ft)
- Full Disabled Access

Sovereign House Academy Road IRVINE

LOCATION

Irvine one of Scotlands 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. The subject property also benefits from a private car park with approximately 42 car parking spaces with additional disabled spaces. Internally the subjects provide a number of office suites with communal facilities. The subjects have been refurbished to a high standard with all common areas and facilities having been modernised and in excellent condition.

FLOOR AREA

According to our calculations the suites range in size from a Net Internal Area of 50.16 sq m (540sq ft) to 301.64 sq m (3,247 sq ft). All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with independent Rateable Values. The suites are eligible for 100% Small Business Rates Relief, subject to conditions.

TOWN PLANNING

We are advised the subjects benefit from Use Class 2 (Financial, Professional and Other Services) and Class 4 (Business) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. The property is situated within a Conservation Area and forms part of a Category B Listed Building.

SERVICES

Mains services of gas, electricity, water and drainage are connected to the subjects and electricity, water and drainage costs. Utilities are sub-metered and are recharged based on useage.

LEASE TERMS

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.

RENT

Rents from £4,320 per annum, exclusive.

VAT

The rental quoted is exclusive of VAT. VAT is not currently payable upon the rent.

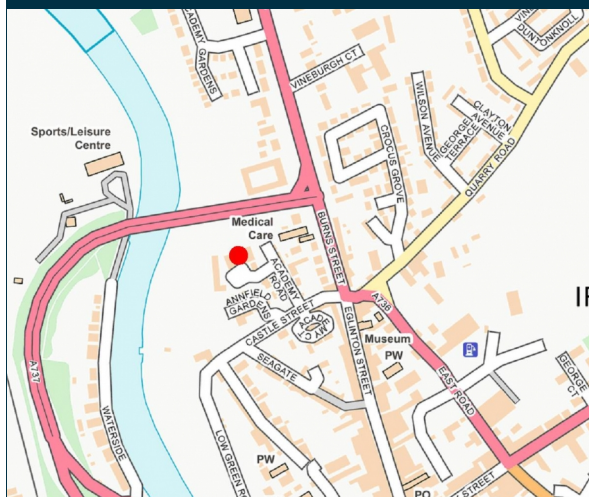
LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Suite 7: G Suite 8: F Suite 9: E Suite 10: F

TO LET Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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Kilmarnock
01563 528000
Kirkcaldy
01592 266211
Paisley
0141 889 3251
Perth
01738 445733
St Andrews
01334 476 210
Stirling
01786 463111
Weybridge
01932 260 726

IMPORTANT NOTICE:

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.
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5. A list of Partners can be obtained from any of our offices.

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