

TO LET

FIRST FLOOR OFFICE PREMISES

**SHEPHERD**
Commercial

www.shepherd.co.uk



7 Kyle Road, Irvine, KA12 8JF

- First floor office suite
- A total of 8 offices with adjacent ladies and gents toilets
- Popular industrial estate location
- Adjacent parking facilities
- Total area approx. 182.8 sq.m. (1,968 sq.ft.)

► Location

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

Good access is provided to all parts of Central and Southwest Scotland via the A78, A71, A77/M77.

► 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

► Floor Areas

The approximate net internal floor area is as follows:-

Offices etc approx.	182.8 sq.m.	(1,968 sq.ft.)
---------------------	-------------	----------------

► Services

Mains drainage, water and electricity supplies are laid on. Gas fired radiators provide heating.

► Rating Assessment

The subjects are currently entered in the Valuation Roll as follows:-

NAV/RV £11,800

Under the Small Business Bonus Scheme 100% relief of rates may apply.

► Energy Performance Certificate (EPC)

A copy of the EPC will be made available upon request.

► Lease Terms

Our clients are seeking to lease the premises on a full repairing and insuring basis for a minimum period of 3 years.

► Rental

Rental offers over £9,500 p.a. are invited.

► Costs

The incoming tenant will be responsible for our client's reasonably incurred legal expenses.

► Value Added Tax

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

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

► Viewing and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors
22 Miller Road • Ayr • KA7 2AY

Tel. 01292 267 987 • Fax. 01292 611 521
Email. AyrCommercial@shepherd.co.uk

www.shepherd.co.uk



& 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(s) are set out as a general outline only 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 intending purchasers or tenants should not rely upon 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; and, (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 Value Added Tax in respect of any transaction.

ABERDEEN • Ayr • COATBRIDGE • CUMBERNAULD • DUMBARTON • DUMFRIES • DUNDEE • DUNFERMLINE • EAST KILBRIDE • EDINBURGH • FALKIRK • FORFAR • FRASERBURGH • GALASHIELS • GLASGOW • GREENOCK • HAMILTON • INVERNESS • JERSEY • KILMARNOCK • KIRKCALDY • LIVINGSTON • LONDON • MONTROSE • MOTHERWELL • MUSSELBURGH • NOTTINGHAM • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS • STIRLING