

TO LET

First Floor Office Premises

7 Kyle Road, Irvine, KA12 8JF



- First floor office suite
- 8 offices, ladies & gents toilets
- Popular industrial estate location
- Adjacent parking facilities
- Approx. 182.8 sq. m. (1,968 sq.ft.)

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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F: 01292 611521

www.shepherd.co.uk

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

FLOOR AREA

The approximate net internal floor area is as follows:

182.8 sq. m. (1,968 sq. ft.)

RATING ASSESSMENT

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

RV £11,800

100% rates relief may be available under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

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

RENTAL

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees in the normal fashion.

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.

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 and 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.

VIEWING

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

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